



9 Fawcett Gardens, Leeds, LS12 4TS

Offers In The Region Of £125,000

Viewing is highly advised for this THREE BEDROOM TOWN HOUSE which would be an ideal purchase for a variety of buyers including FTB's and LANDLORDS (possible rental income (once improved) circa £850.00 PCM). The property is in need of some modernisation and updating throughout but does benefit from DOUBLE GLAZING and GAS CENTRAL HEATING. Situated in a popular residential area this property is within walking distance of local amenities, well regarded schools and bus routes to surrounding areas. Briefly throughout and to the ground floor the property comprises of an ENTRANCE HALLWAY with access to a large storage area and stairs rising to the first floor, a CLOAKROOM / WC with a white suite, a good sized LIVING ROOM with a fireplace and hearth, a FITTED DINING KITCHEN with a good range of cabinets & work surfaces and ample space for a range of dining room furniture. To the first floor there are TWO DOUBLE BEDROOMS, a further SINGLE BEDROOM (good size) and a BATHROOM / WC with a white suite. Externally the property has GARDENS TO THE FRONT and REAR. The property benefits from having DOUBLE GLAZING and is being sold CHAIN FREE ON COMPLETION.

Local amenities are within walking distance. The Outer Ring Road, Leeds City centre, the Motorway Networks and Bramley Railway Station are a short drive away making this property an ideal purchase for buyers wishing to live within commuting distance of the major commercial centres of West Yorkshire and beyond. Internal viewing can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com. Council Tax Band: A / EPC Rating: C

GROUND FLOOR:

Entrance Hallway:

Access via a front entrance door, double glazed windows, central heating radiator, stairs rising to the first floor accommodation, access to a large storage area

Cloakroom / WC:



Low flush WC, wash basin

Living Room:



Double glazed window, a central heating radiator, a fireplace and hearth with an electric fire, a good sized living room with ample space for living room furniture

Fitted Dining Kitchen:



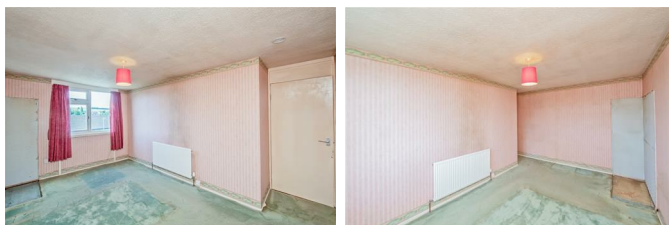
Double glazed windows, central heating radiator, range of fitted wall, drawer & base units, work surfaces, an inset sink and drainer, cooker point, plumbing for an automatic washing machine, space for a fridge / freezer, space for a dining table and chairs, access to the rear garden

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation

Bedroom One:



Double glazed window, central heating radiator, television point, a good size double bedroom

Bedroom Two:



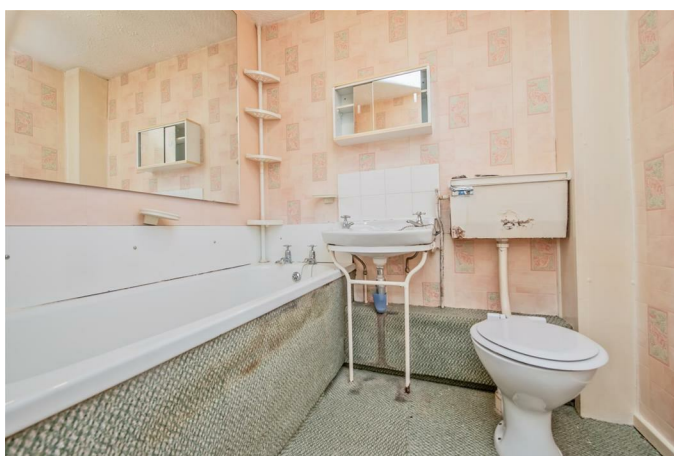
Double glazed window, central heating radiator, fitted wardrobes

Bedroom Three:



Double glazed window, central heating radiator, a good sized single bedroom

Bathroom / WC:



Double glazed window, central heating radiator, a fitted white suite comprising of a panelled bath, wash basin, low flush WC, storage

TO THE OUTSIDE:



This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.**

**Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

Gardens:



To the rear there is a paved path, low maintenance areas and fencing. The front garden is enclosed and has a lawn and planted beds containing a variety of shrubs and planting

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: tba

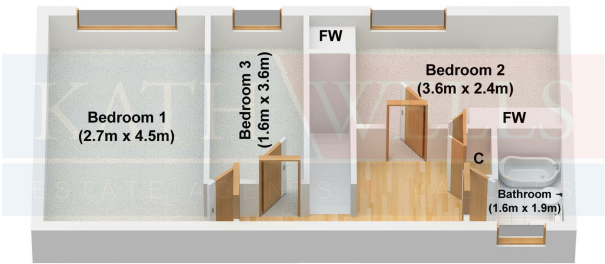
EPC Link:

Floor Plan

Ground Floor



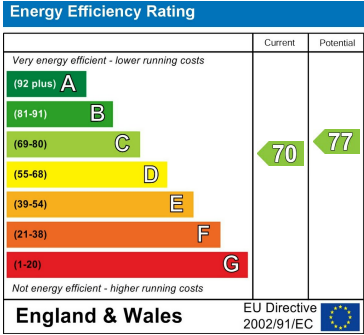
First Floor



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.