

KATH | WELLS

ESTATE AGENTS & VALUERS

40 Lancaster Grove Leeds



3 Bedroom House - Townhouse £210,000

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40 Lancaster Grove, Kirkstall, Leeds, West Yorkshire, LS5 3DZ

GROUND FLOOR:

Entrance Hallway:

Access via a part glazed front entrance door, stairs rising to the first floor, central heating radiator

Living / Dining Room:



Double glazed window, fire place & hearth with an inset gas fire, television point, central heating radiator

Fitted Kitchen:



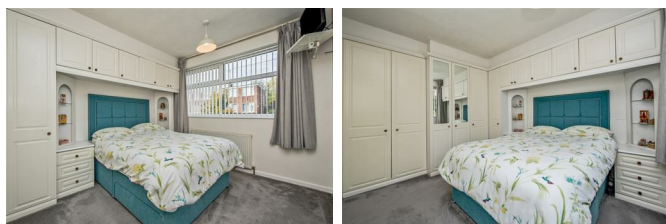
Part glazed door giving access to the rear, double glazed window, a range of fitted wall, drawer & base units, work surfaces, Electric cooker point with an extractor fan above, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer

FIRST FLOOR:

Landing:

Access to the first floor accommodation, access to a loft space via a pull down loft ladder

Bedroom One:



Double glazed window, fitted wardrobes, central heating radiator

Bedroom Two:



Double glazed windows, fitted wardrobes, central heating radiator

Bedroom Three:



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

Box Room / Storage:

A good size room which makes a great inside storage space

Wet Room / WC:



Double glazed window, a two piece suite wet room, glass folding shower door comprising of a glazed shower with a plumbed shower above, low flush WC, wash basin, ladder style central heating radiator

TO THE OUTSIDE:



Gardens:



The front garden is paved & low maintenance. The rear garden is paved & is also fully enclosed & further provides an outside storage shed making a great outside storage space.

Council Tax Band & EPC Rating:

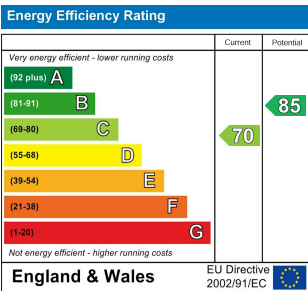
Council Tax Band: B / EPC Rating: C

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2010-7510-4060-0290-9721>

Anti-Money Laundering (AML) Checks:

By law, we must carry out Anti-Money Laundering (AML) checks to verify the identity of all buyers once an offer has been accepted. The cost is £35.00 plus VAT (£42.00 total) per buyer, and this fee is payable when your offer is accepted. These checks are a legal requirement for all purchasers.



Ground Floor



First Floor

