KATH | WELLS

ESTATE AGENTS & VALUERS

577 Whitehall Road
Leeds

3 Bedroom House - Semi-Detached
£330,000

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577 Whitehall Road, Leeds, LS12 6HA

GROUND FLOOR:

Entrance Hallway:

Access via a part glazed front entrance door, stairs rising to the first floor, central heating radiator, under stairs storage cupboard with lightning. half glazed door to kitchen diner. cupboard to front door housing electric meter.

Living Room:

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

Modern Fitted Dining Kitchen:

Double glazed windows, Double Glazed Velux window, part glazed side door giving access to the driveway, access to the conservatory, a wide range of fitted wall, drawer & base units, work surfaces, a gas hob with an extractor fan above, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, integral fridge / freezer, fire place & hearth, ample space for a dining table & chairs, central heating radiators

Downstairs Shower Room / WC:

Double glazed Velux window, double glazed opaque window, a walk in shower cubicle with a shower head above, low flush WC, wash basin set into a vanity unit, central heating radiator, combo boiler.

Conservatory:

Double glazed sliding door the rear, central heating radiator, ample space for a home office / play room, installed solid roof, blinds fitted.

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation, access to a loft space

Bedroom One:

Double glazed window, fitted wardrobes, vanity fitted unit, central heating radiator

Bedroom Two:

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

Bedroom Three:

Double glazed window, a good sized storage cupboard, central heating radiator

Family Bathroom / WC:

Double glazed window, a bathroom suite comprising of a panelled bath with a plumbed shower above, low flush WC, wash basin, central heating radiator.

TO THE OUTSIDE:

Gardens:

The front garden consists of a lawn which is fully enclosed & mainly low maintenance. The rear garden is a great size & comprises of a large lawn, a paved patio, & is fully enclosed. The rear provides a great space for alfresco dining as well as a useful entertainment space.

Off Street Parking / Driveway / Garage:

A driveway to the front of the property provides useful off street parking for four at least five family sized cars. The garage provides a useful outside storage space as well as having power & lighting also side access door, power and lighting fitted.

Council Tax Band & EPC Rating:

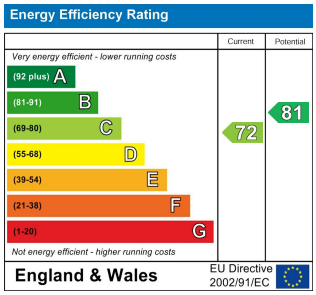
Council Tax Band: C / EPC Rating: C

EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/2030-1321-2060-5209-8705

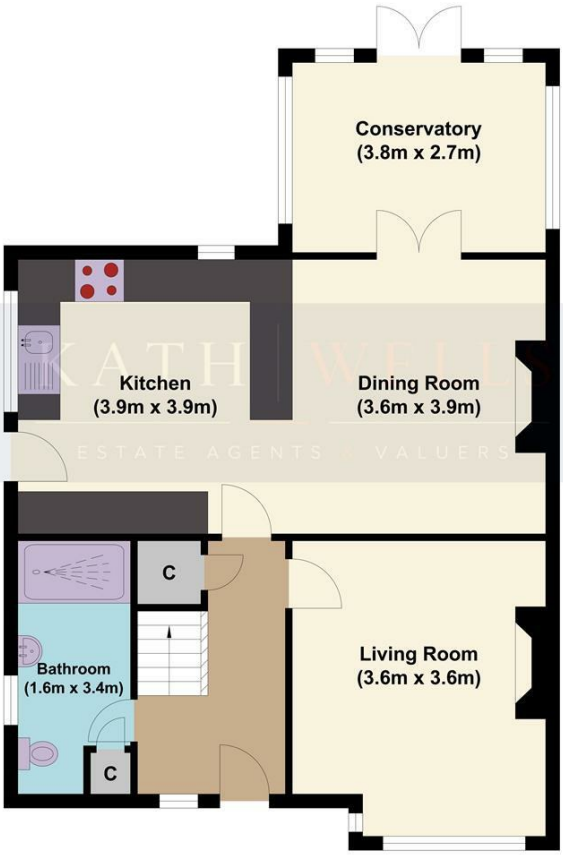
Anti-Money Laundering (AML) Checks:

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.



Floor Plan

Ground Floor



First Floor