KATH | WELLS

ESTATE AGENTS & VALUERS

12 Lynwood View
Leeds



2 Bedroom House - Semi-Detached
£220,000

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GROUND FLOOR:

Fitted Dining Kitchen:







Steph through the front entrance into the welcoming kitchen, fully fitted with gas range and oven , dishwasher, wine cooler and washing machine. The range of wall, drawer and base units provide plenty of storage and workspace for everyday cooking. There is ample room for a fridge freezer, and a dedicated dining/breakfast area creating the perfect spot to enjoy a morning coffee or family meals. Two windows let in evening sunlight and a partially glazed door leads into the main living room.

Living Room:








The spacious living room is full of character and warmth, centred around an attractive log burner that creates a cosy atmosphere year round. French doors lead directly out to the rear garden, enabling indoor and outdoor living to flow effortlessly, while stairs rise to the first floor accommodation. A central heating radiator provides additional warmth and there are well-placed sockets throughout the room.

FIRST FLOOR:

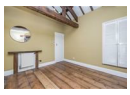
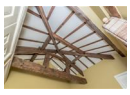
The first floor comprises two well-proportioned double bedrooms and bathrooms

Landing:

Access to the first floor accommodation

Bedroom One:

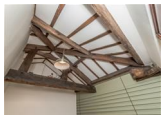



Benefitting from fitted wardrobes, storage cupboards and built-in shelves, this bedroom offers excellent organisation and features a double-glazed south-facing window overlooking the rear garden.

Bedroom Two:



Warmth and character continue into the second double bedroom, which benefits from high quality fittings, thoughtfully placed lighting and a central heating radiator. A single-glazed window sits above exposed stone and lets in evening sun.

Bathroom / WC:




The bathroom is fitted with a modern suite featuring a panelled bath with rainfall shower overhead, vanity wash basin with storage underneath and mirrored medicine cabinet above, a low-flush toilet, and a stylish heated towel rack.

TO THE OUTSIDE:




Gardens:




In the rear garden, French doors open onto a paved patio area, providing the ideal setting for al fresco dining and summer barbecues. A modest lawn and gardening bed offers a low-maintenance outdoor area or an opportunity for gardening enthusiasts to take advantage of the South-facing position.

Off Street Parking / Driveway:



The front garden is fully paved providing space for potted plants and the private driveway offers convenient off-street parking for a family-sized vehicle.

Council Tax Link & EPC Rating:

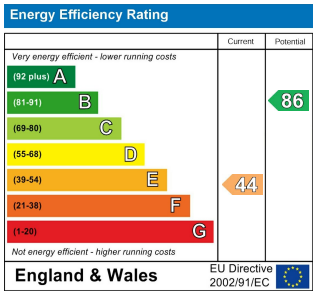
Council Tax Band: B / EPC Rating: E

EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/0410-3911-7209-0659-1204

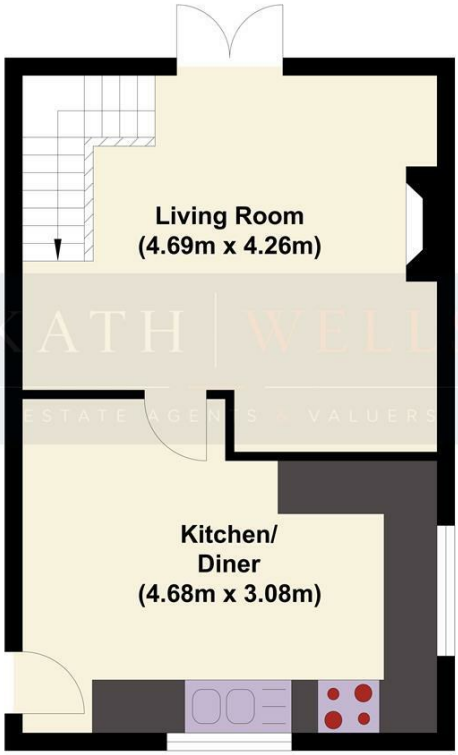
Anti-Money Laundering (AML) Checks:

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

