KATH | WELLS

ESTATE AGENTS & VALUERS

5 Cobden Street
Leeds



2 Bedroom House - Terraced
£135,000

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5 Cobden Street, Wortley, Leeds, West Yorkshire, LS12 5LD

GROUND FLOOR:

Living Room:




Access via part glazed front entrance door, double glazed window, television point, stairs rising to the first floor, central heating radiator

Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas hob with an extractor fan above, built under oven / grill, inset sink & drainer, plumbing for a washer, ample space for a fridge / freezer, access to a cellar

Cellar:

Ample space for storage

FIRST FLOOR:

Landing:

Access to the first floor accommodation, stairs rising to the first floor

Bedroom One:




Double glazed window, central heating radiator

Bathroom / WC:




Double glazed window, a three piece suite comprising of a paneled bath with an electric shower above, low flush WC, wash basin, central heating radiator

SECOND FLOOR:

Landing:



A spacious landing with ample space for a home desk

Bedroom Two:




Double glazed window, central heating radiator

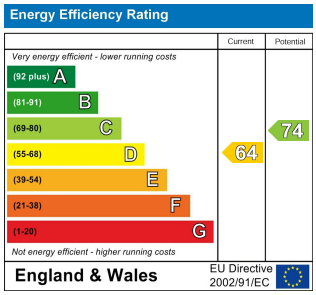
TO THE OUTSIDE:

Gardens:
To the front of the property is a low maintenance garden which is fully enclosed

Council Tax Band & EPC Rating:
Council Tax Band: A / EPC Rating: D

EPC Link:
https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2910-1510-2925-4445

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

