



34 Wellstone Garth Leeds



3 Bedroom House - Townhouse £175,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

Web Site
www.kathwells.com

email
sales@kathwells.com

34 Wellstone Garth, Bramley, Leeds, West Yorkshire, LS13 4HL

GROUND FLOOR:

Living Room:

Double glazed window, central heating radiator, television point, ample space for living room furniture

Fitted Dining Kitchen:

Double glazed window, a range of fitted wall, drawer & base units, work surfaces, inset sink & drainer, gas cooking point, ample space for fridge / freezer, plumbing for automatic washing machine, ample space for a dining table and chairs

Downstairs WC:

Low flush WC, wash basin

Utility Room:

Double glazed window, ample space for storage

FIRST FLOOR:

Landing:

Access to the first floor accommodation, access to a loft space

Bedroom One:

Double glazed window, central heating radiator, built in wardrobe

Bedroom Two:

Double glazed window, central heating radiator

Bedroom Three:

Double glazed window, central heating radiator

Bathroom / WC:

A white suite comprising of a panelled bath with a shower above, low flush WC, wash basin, central heating radiator

TO THE OUTSIDE:

Gardens:

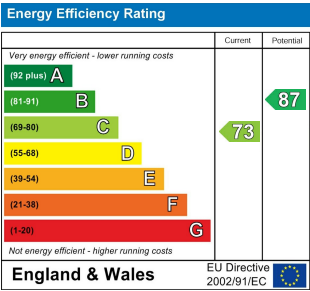
The front garden is fully enclosed and has a paved patio. The rear garden is also fully enclosed and low maintenance

EPC Link:

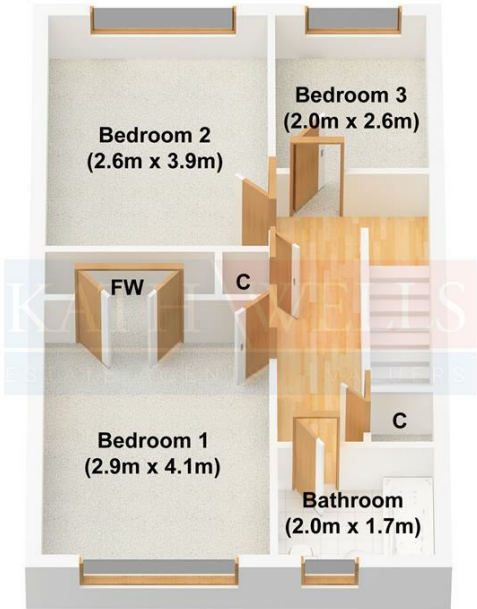
<https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2233-5190-2692-4265>

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: C



First Floor



Ground Floor

