

25 Elder Croft Leeds



3 Bedroom House - Detached £195,000

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25 Elder Croft, Bramley, Leeds, West Yorkshire, LS13 4BX

GROUND FLOOR:

Hallway:

Access via a front entrance door, stairs rising to the first floor

Living Room:

Double glazed window, central heating radiator, under-stairs storage cupboard, semi open plan to the dining room

Dining Room:



Double glazed French doors opening onto the conservatory, ample space for dining room furniture

Kitchen:



Double glazed window, an external door giving access to the rear garden, a range of wall, drawer & base units, work surfaces, built-under electric oven / grill, gas hob, extractor hood, an inset stainless steel sink and drainer, space for a fridge / freezer, plumbing for an automatic washing machine

Conservatory:



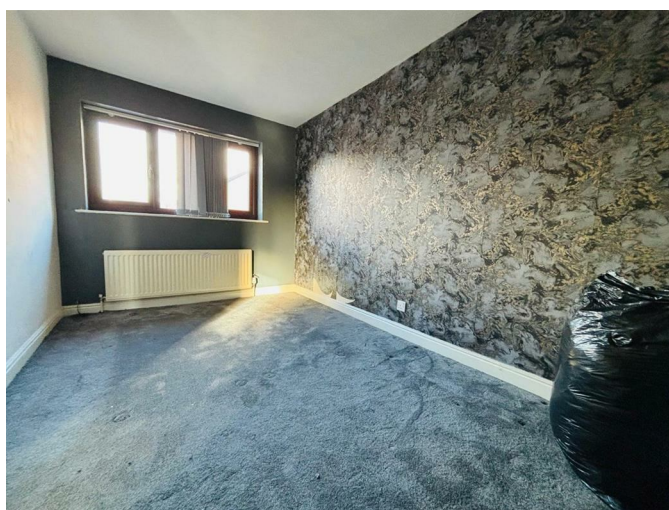
A double glazed conservatory with a dwarf wall, double glazed French doors opening onto the rear garden, central heating radiator

First Floor:

Landing:

Double glazed window, access to the first floor accommodation

Bedroom One:

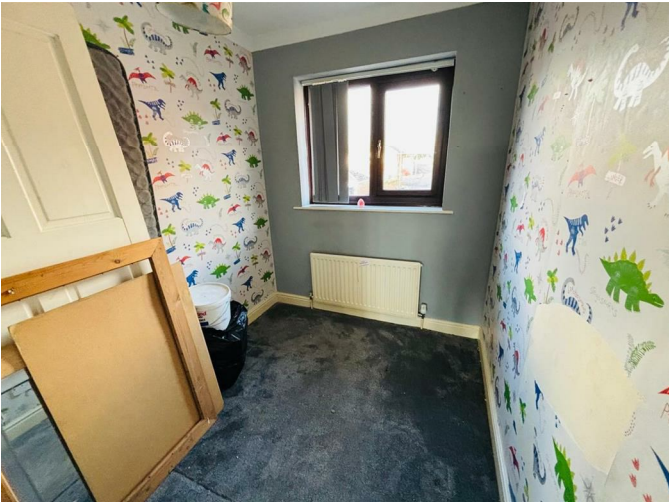


Double glazed window, central heating radiator

Bedroom Two:

Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with shower mixer taps, was basin, low flush WC, tiled walls

TO THE OUTSIDE:



Gardens:



The front garden is open plan. The rear garden is enclosed and has a good sized paved patio / seating area

Off Street Parking / Driveway / Single Garage:

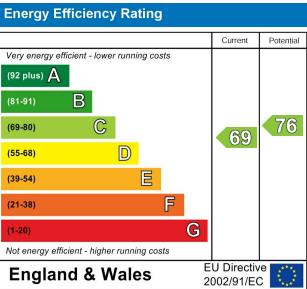
A driveway provides useful off street parking for several cars and access to a single garage.

EPC Link:

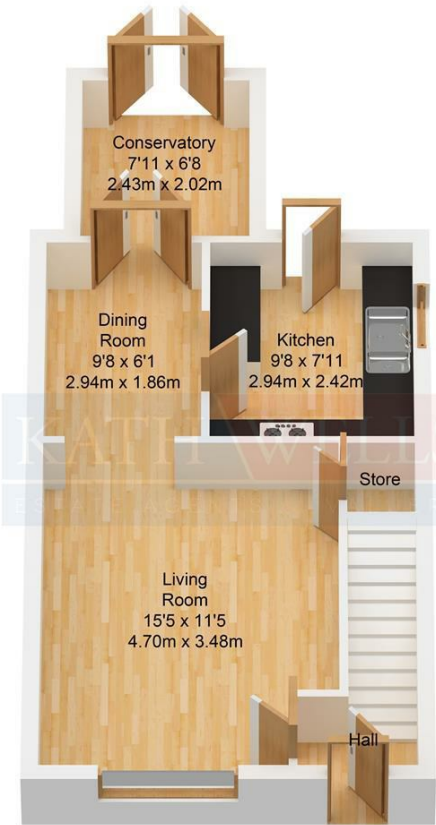
<https://find-energy-certificate.service.gov.uk/energy-certificate/9380-2047-5590-2105-7625>

Council Tax Band & EPC Rating:

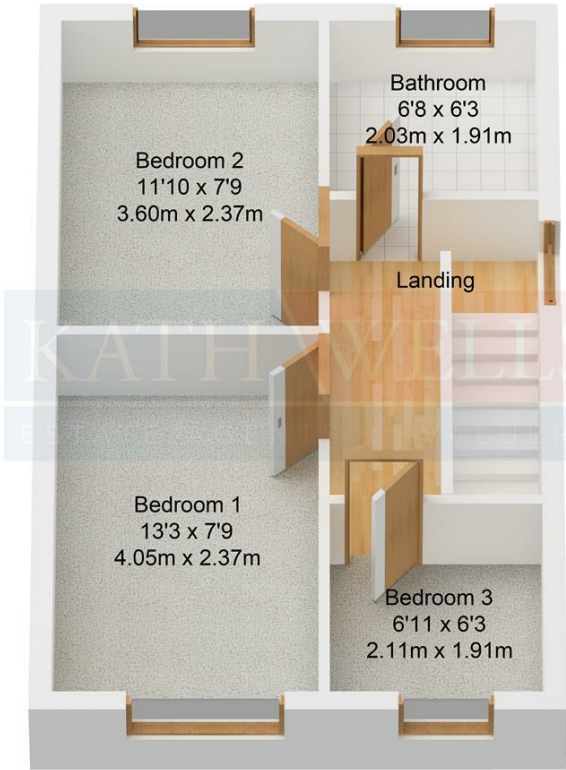
Council Tax Band: C / EPC Rating: C



Floor Plan



Ground Floor
Approx. 39.00 sqm.
(419.60 sqft.)



First Floor
Approx. 33.90 sqm.
(364.90 sqft.)