KATH | WELLS

ESTATE AGENTS & VALUERS

17 Nancroft Crescent
Leeds



3 Bedroom House - Terraced
£130,000

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

17 Nancroft Crescent, Armley, Leeds, West Yorkshire, LS12 2DH

GROUND FLOOR:

Fitted Kitchen:




Access via a front entrance door, double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooker point, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer

Living Room:





Double glazed window, ample space for a range of furniture, television point, central heating radiator

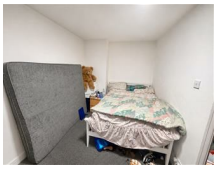
FIRST FLOOR:

Landing:

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

Bedroom One:





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

Bedroom Three:




Central heating radiator, a good sized single bedroom

Shower Room / WC:




Double glazed window, a three piece suite comprising of a walk in shower with a plumbed shower above, low flush WC, wash basin, central heating radiator

SECOND FLOOR:

Bedroom Two:



Double glazed Velux window, central heating radiator

TO THE OUTSIDE:






Gardens:

To the front of the property there is a part paved low maintenance garden which is fully enclosed

Council Tax Band & EPC Rating:

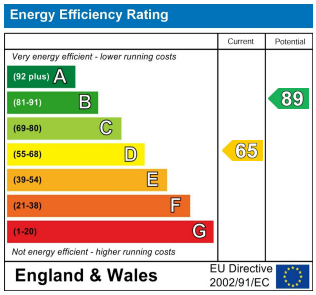
Council Tax Band: A / EPC Rating: D

EPC Link:

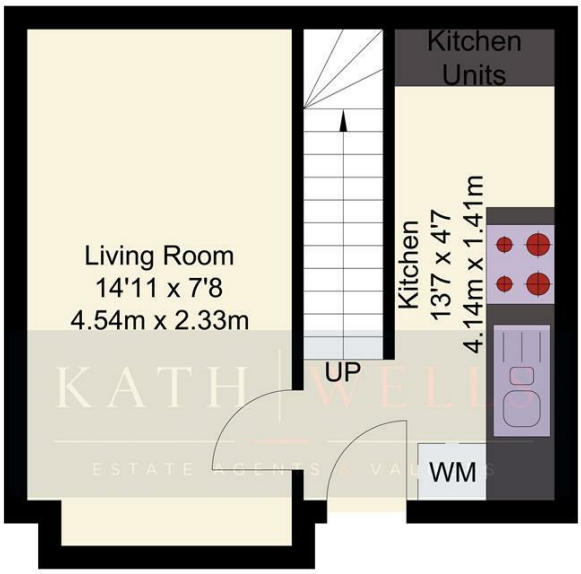
https://find-energy-certificate.service.gov.uk/energy-certificate/2698-4040-6242-7830-3244

Anti-Money Laundering (AML) Checks:

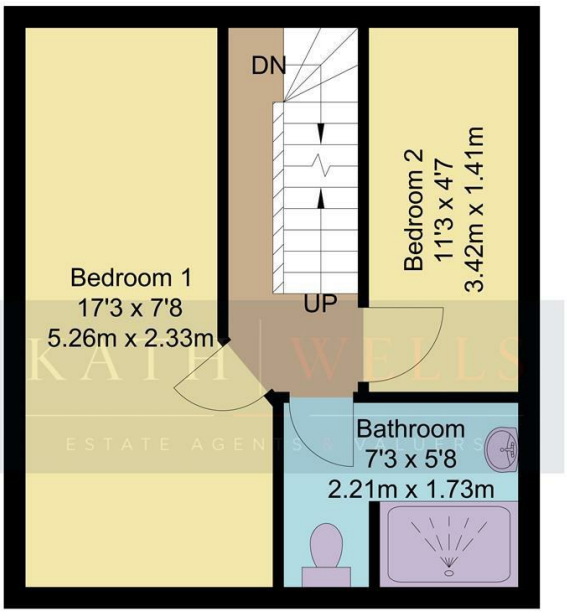
By law, we must carry out Anti-Money Laundering (AML) checks to verify the identity of all buyers once an offer has been accepted. The cost is £35.00 plus VAT (£42.00 total) per buyer, and this fee is payable when your offer is accepted. These checks are a legal requirement for all purchasers.



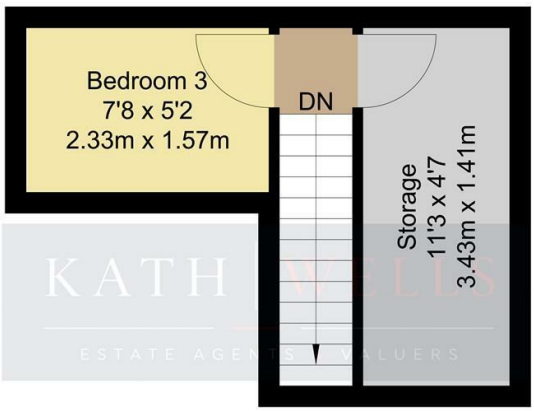
Floor Plan



Ground Floor
Approx. 19.96 sqm.
(214.84 sqft.)



First Floor
Approx. 24.35 sqm.
(262.10 sqft.)



Second Floor
Approx. 11.37 sqm.
(122.38 sqft.)