

**93 Somerdale Close
Leeds**



**3 Bedroom House - Townhouse
£175,000**

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93 Somerdale Close, Bramley, Leeds, West Yorkshire, LS13 4RZ

GROUND FLOOR:

Entrance Hallway:

Access via a part glazed front entrance door, double glazed window, stairs rising to the first floor

Open Plan Living:



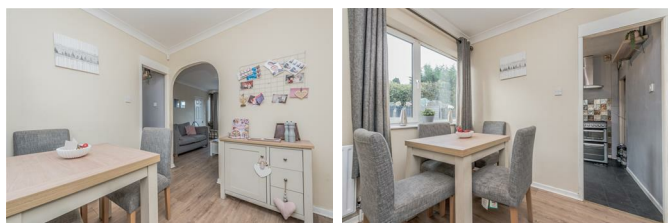
A family friendly open plan living space

Living Room:



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

Dining Area:



Double glazed window, central heating radiator, ample space for a dining table & chairs

Fitted Kitchen:



Part glazed rear door giving access to the rear garden, a range of fitted wall, drawer & base units, work surfaces, cooker point, extractor fan, sink & drainer, plumbing for an automatic washer, space for a fridge / freezer, understairs storage "pantry"

FIRST FLOOR:

Landing:

Access to first floor accommodation, access to loft space

Bedroom One:



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

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



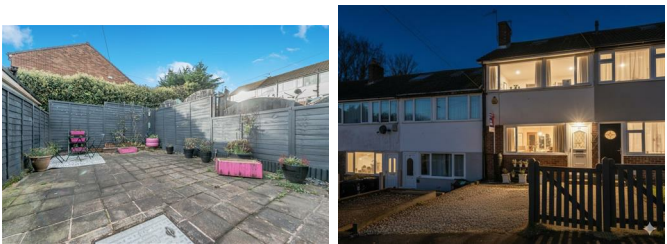
Double glazed window, central heating radiator, built in storage cupboard

Bathroom / WC:



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

TO THE OUTSIDE:



Gardens:



The rear garden is enclosed by fencing and is mainly low maintenance with a paved seating area and an outside tap. The front gardens is low maintenance and mainly devoted to off street parking

Off Street Parking / Driveway:



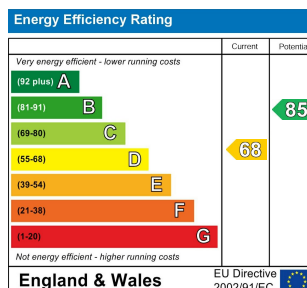
A driveway provides useful off street parking for a family sized car

EPC Link:

tba

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: tba



Ground Floor



First Floor

