KATH | WELLS

ESTATE AGENTS & VALUERS

15 Woodway Drive
Leeds

3 Bedroom Bungalow - Semi Detached
£375,000

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GROUND FLOOR:

Front Entrance Porch:
Access via a part glazed front entrance door, large storage cupboards, central heating radiator

Entrance Hallway:
Access to the full ground floor accommodation, central heating radiator

Downstairs Shower Room / WC:

Double glazed Velux window, a three piece suite comprising of a glazed shower cubicle with a plumbed shower above, low flush WC, wash basin

Living Room:

Double glazed window, inset log burner, central heating radiator, a good sized living room

Fitted Kitchen:

Part glazed side door giving access to the outside of the property, double glazed window, a range of fitted wall, drawer & base units with an extractor fan above, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, integral kitchen appliances (fridge / freezer, dishwasher).

Dining Room:

Double glazed window, stairs rising to the first floor accommodation, access to the conservatory, central heating radiator

Bedroom One:

Double glazed window, fitted wardrobes, central heating radiator

Conservatory:

Double glazed French doors giving access to the rear, double glazed windows, three central heating radiators

FIRST FLOOR:

Landing:
Access to the first floor accommodation

Bedroom Two:

Double glazed Velux windows, central heating radiator, a good sized double bedroom

Bedroom Three:

Double glazed window, electric heating radiator

Bathroom / WC:

Double glazed window, a three piece suite comprising of a paneled bath, low flush WC, a wash basin set into a vanity unit, ladder style central heating radiator

TO THE OUTSIDE:

Gardens:

The rear garden is a good size & consists of an artificial lawn & is also fully enclosed making an ideal low maintenance garden. The front garden offers another useful space & is fully enclosed.

Off Street Parking / Driveway / Single Garage:

A driveway provides useful off street parking for a family sized car. The garage provides another useful space & can be used as outside storage.

Council Tax Band & EPC Rating:

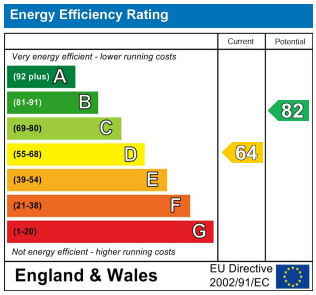
Council Tax Band: C / EPC Rating: D

EPC Link:

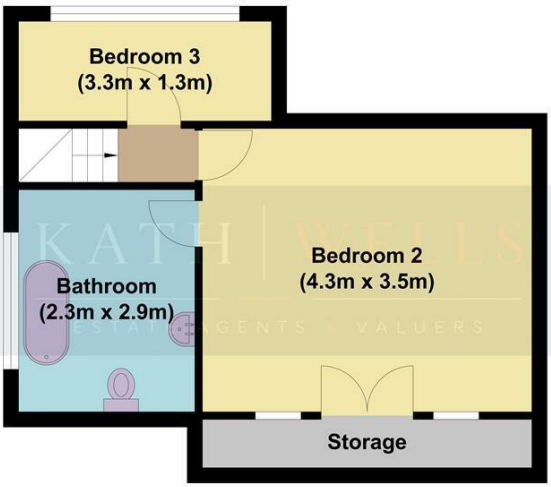
https://find-energy-certificate.service.gov.uk/energy-certificate/0989-0023-6271-8912-1200

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