KATH | WELLS

ESTATE AGENTS & VALUERS

8 Benson Gardens
Leeds



3 Bedroom House - Semi-Detached
£250,000

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8 Benson Gardens, Leeds, West Yorkshire, LS12 4JZ

GROUND FLOOR:

Kitchen:





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

Inner Hallway:

Stairs rising to the first floor accommodation, access to the garage

Downstairs WC:



Low flush WC, wash basin

Living Room:




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

FIRST FLOOR:

Landing:



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

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, paneled bath, shower cubicle with plumbed shower above, low flush WC, wash basin, central heating radiator

TO THE OUTSIDE:

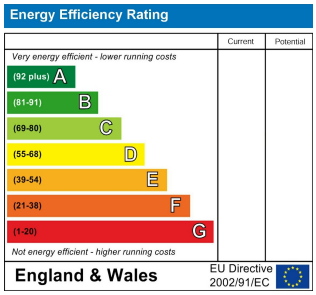
Gardens:
The front garden is a good size and is enclosed. The rear is paved & part enclosed

Off Street Parking / Driveway / Garage:
A driveway provides off street parking for two family sized cars. A spacious garage provides additional space & would be very useful as an outside storage space

Council Tax Band & EPC Rating:
Council Tax Band: B / EPC Rating: TBA

EPC Link:
tba

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. 80.93 sqm.
(871.12 sqft.)



First Floor
Approx. 80.93 sqm.
(871.12 sqft.)