



## 53 Randolph Street Leeds



### 3 Bedroom House - Terraced £175,000

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
Tel: 0113 231 1033  
Fax: 0113 203 8333

**Web Site**  
[www.kathwells.com](http://www.kathwells.com)

**email**  
[sales@kathwells.com](mailto:sales@kathwells.com)

# 53 Randolph Street, Bramley, Leeds, LS13 3HT

## GROUND FLOOR:

### Living Room:



Access via a part glazed front entrance door, double glazed window, television point, inset wood / log burner, central heating radiator

### Inner Hallway:

Stairs rising to the first floor

### Fitted Dining Kitchen:



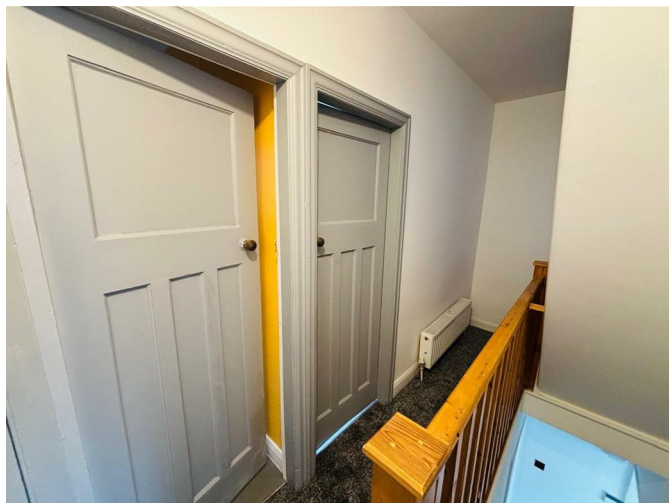
Part glazed external door to the rear, double glazed window, a wide range of fitted wall, drawer & base units, work surfaces, gas hob with an extractor fan above, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, access to the cellar, ample space for a dining table & chairs

### Cellar:

A useful storage space

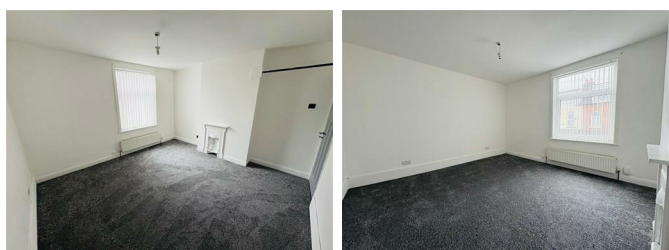
## FIRST FLOOR:

### Landing:



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

### Bedroom One:



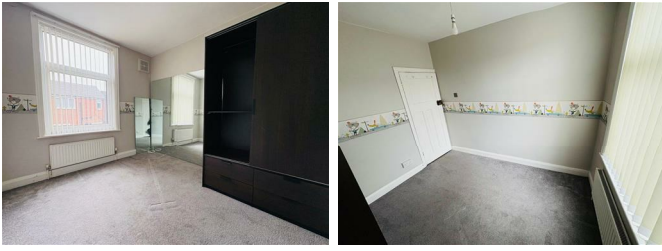
Double glazed window, central heating radiator, original fire place

### Bathroom / WC:



Double glazed window, a suite comprising of a panelled bath with a rain fall shower above, low flush WC, wash basin set into a vanity unit, ladder style central heating radiator / towel warmer

**Bedroom Three:**



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

**SECOND FLOOR:**

**Bedroom Two:**

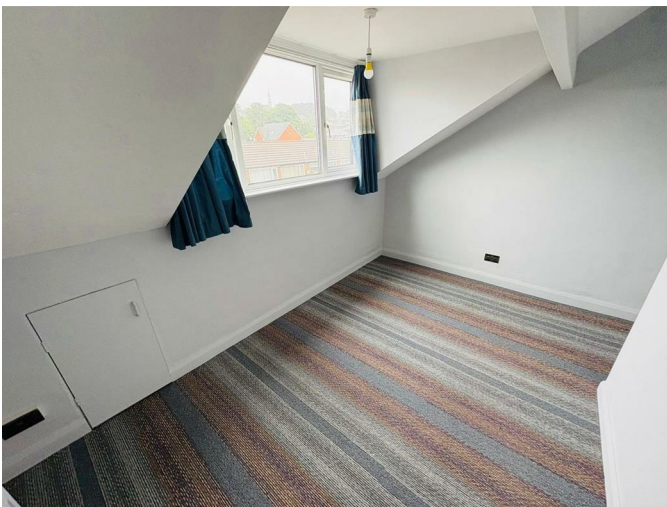
A great sized bedroom which has been converted into two separate rooms

**Room One:**



Double glazed window, central heating radiator

**Room Two:**



Double glazed window, central heating radiator, storage space

**TO THE OUTSIDE:**

**Gardens:**



To the rear of the property there is a small garden / yard

**Council Tax Band & EPC Rating:**

Council Tax Band: B / EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Floor Plan