KATH | WELLS

ESTATE AGENTS & VALUERS

4 Cobden Terrace
Leeds

2 Bedroom House
£125,000

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4 Cobden Terrace, Farnley, Leeds, West yorkshire, LS12 5LE

GROUND FLOOR:

Living Room:

Double glazed window, stairs rising to the first floor, ample space for a range of furniture, central heating radiator

Fitted Kitchen:

Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, electric hob with an extractor hood above, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, access to the cellar

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

Shower Room / WC:

Double glazed window, a modern three piece suite comprising of a walk in shower cubicle with a plumbed shower above, low flush WC, wash basin set into a vanity unit, ladder style central heating radiator

SECOND FLOOR:

Landing:

Access to the second bedroom, a spacious are which could be used as a home office area

Bedroom Two:

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

TO THE OUTSIDE:

Council Tax Band & EPC Rating:

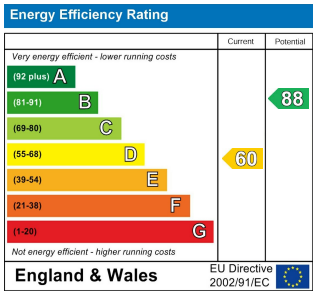
Council Tax Band: A / EPC Rating: D

EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/2966-0007-5209-4702-2200

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.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
60
88
England & Wales
EU Directive 2002/91/EC

Floor Plan

Ground Floor

First Floor

Second Floor