



24 Malmesbury Place Leeds



2 Bedroom House - Mid Terrace £150,000

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

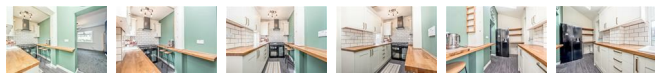
Web Site
www.kathwells.com

email
sales@kathwells.com

24 Malmesbury Place, Leeds, West Yorkshire, LS12 4BH

GROUND FLOOR:

Fitted Breakfast Kitchen:



Access via a part glazed front entrance door, double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooker point with extractor fan above, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, built in breakfast / dining counter

Living Room:



Double glazed window, stairs rising to the first floor, access to the cellar, ample space for living room furniture, central heating radiator

Basement / Third Room:



Double glazed window, door giving access to the outside, currently being used as a third bedroom

WC:



Low flush WC, wash basin, central heating radiator

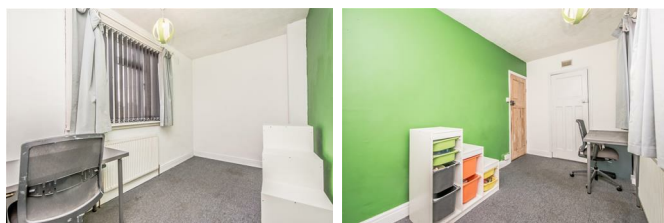
FIRST FLOOR:

Landing:



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

Bedroom One:



Double glazed window, fitted wardrobe / storage cupboard, central heating radiator

Bedroom Two:



Double glazed window, central heating radiator

Bathroom / WC:



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

TO THE OUTSIDE:



Gardens:



The rear garden is fully enclosed and comprises of a lawn & is part paved. The front garden is enclosed and has an artificial lawn.

Council Tax Band & EPC Rating:

Council Tax Band: A EPC Rating: C

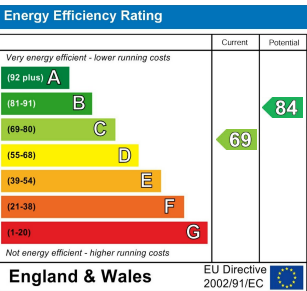
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2020-9611-6060-5207-7701>

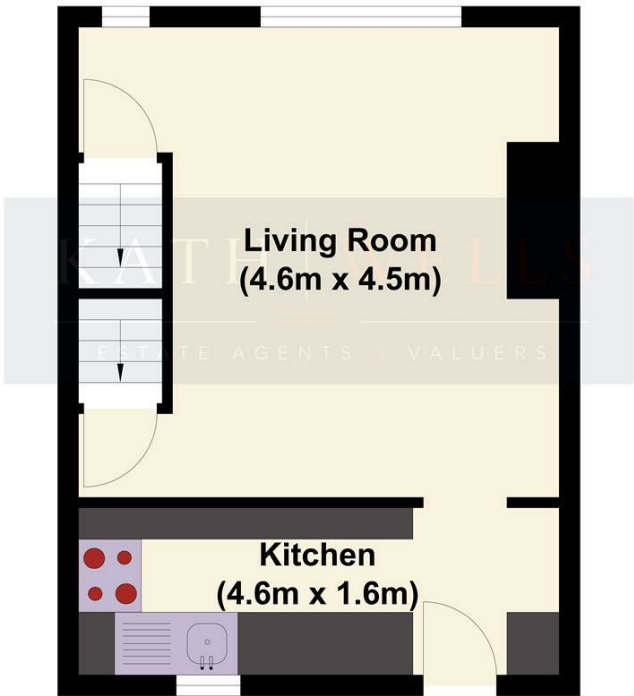
Anti-Money Laundering (AML) Checks:

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.



Ground Floor



First Floor

