KATH | WELLS

ESTATE AGENTS & VALUERS

9 Wolley Gardens
Leeds



3 Bedroom House - Semi-Detached
£220,000

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9 Wolley Gardens, Leeds, West Yorkshire, LS12 5QP

GROUND FLOOR:

Entrance Hallway:



Access via a part glazed front entrance door, stairs rising to the first floor accommodation, central heating radiator

Living Room:



Double glazed window, feature brick built fire surround, central heating radiator, ample space for a range of living room furniture

Dining Room:



Double glazed window, two central heating radiator, ample space for a dining table & chairs

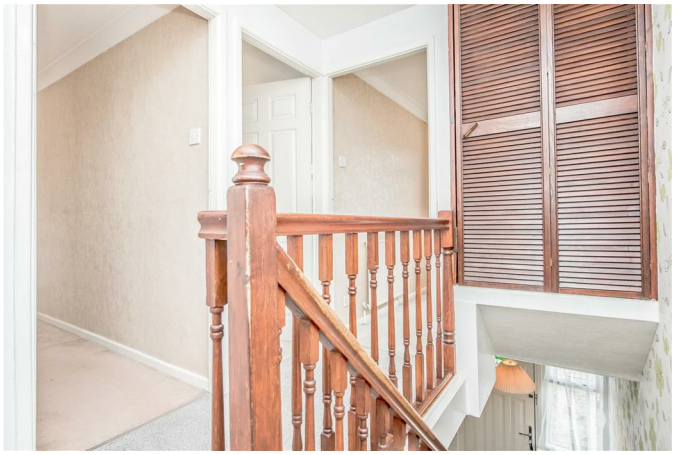
Fitted Kitchen:



Double glazed window, a side door giving access to the rear, a range of fitted wall, drawer & base units, work surfaces, gas cooker point, extractor above, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, storage cupboard

FIRST FLOOR:

Landing:



Double glazed window, access to the first floor accommodation, access to the loft space

Bedroom One:



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

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator

Bathroom:



Double glazed window, a panelled bath, wash basin, central heating radiator

Separate WC:



Double glazed window, a low flush WC

Loft Space:





Fully boarded, power, loft ladder, ample space for storage.

TO THE OUTSIDE:





Gardens:









The front garden is low maintenance & comprises of a lawn as well as being fully enclosed. The rear garden is a good size and low maintenance. The rear is also fully enclosed & has a paved patio which could be used for alfresco dining.

Off Street Parking / Driveway / Single Garage:



A driveway to the side of the property provides useful off street parking for three cars. The garage provides additional space and makes great room for outside storage.

Epc Rating & Council Tax band:

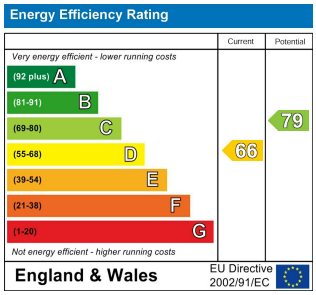
Epc Rating: D / Council Tax Band: B

EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/6720-2283-0221-8004-0603

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

