KATH | WELLS

ESTATE AGENTS & VALUERS

81 Lincroft Crescent
Leeds



2 Bedroom House - Semi-Detached
£210,000

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81 Lincroft Crescent, Leeds, West Yorkshire, LS13 2JL

GROUND FLOOR:

Front Entrance Porch:
Access via a part glazed front entrance door, double glazed window

Fitted Kitchen:



Access from the porch via a part glazed internal door, double glazed window, a range of newly 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, central heating radiator

Living / Dining Room:



Double glazed French doors giving access to the rear, electric fire, television point, central heating radiator

FIRST FLOOR:

Landing:
Access to the first floor accommodation, access to a loft space, large storage cupboard

Bedroom One:



Double glazed window, fitted wardrobes, central heating radiator

Bedroom Two:



Double glazed window, storage cupboard, central heating radiator

Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with a plumbed shower above, low flush WC, wash basin

TO THE OUTSIDE:



Gardens:



The front garden comprises of a low maintenance space which is fully enclosed. The rear garden is a good size and includes a paved patio, a lawn, a good sized storage shed & is fully enclosed making this an ideal garden for entertainment & alfresco dining.

Off Street Parking / Driveway:



A driveway provides useful off street parking for a family sized car

Council Tax Band & EPC Rating:

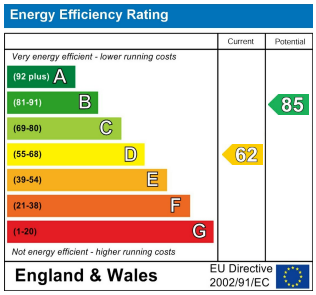
Council Tax Band: A / EPC Rating: D

EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/2020-2811-0060-2208-0791

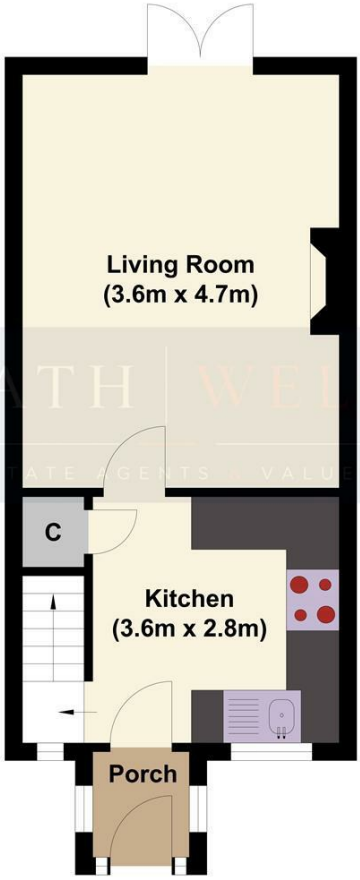
Anti-Money Laundering (AML) Checks:

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

