KATH | WELLS

ESTATE AGENTS & VALUERS

33 Simpson Grove
Leeds



3 Bedroom House - Terraced
£135,000

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33 Simpson Grove, Armley, Leeds, West Yorkshire, LS12 1QG

GROUND FLOOR:

Kitchen:




Living Room:
13'9" x 13'5"




Double glazed window, ample space for living room furniture, central heating radiator

FIRST FLOOR:

Bedroom One:
12'5" x 7'10"



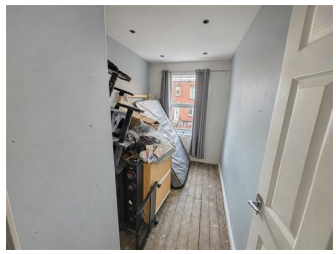
Double glazing, central heating radiator

Bedroom Two:
11'5" x 6'6"



Double glazing, central heating radiator

Bedroom Three:
11'1" x 6'6"

Double glazing, central heating radiator

SECOND FLOOR:

Bedroom Four:
13'9" x 8'2"



Double glazing, central heating radiator

Main Bathroom:
12'5" x 7'10"
Paneled bath, low flush WC, wash basin, central heating radiator

BASEMENT:

Bedroom Five:
13'5" x 9'10"



Double glazing, central heating radiator

Shower room / WC
8'6" x 3'11"




Glazed cubicle, low flush WC, wash basin, central heating radiator

TO THE OUTSIDE:

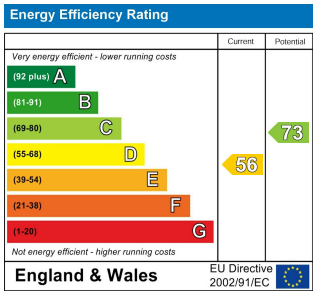




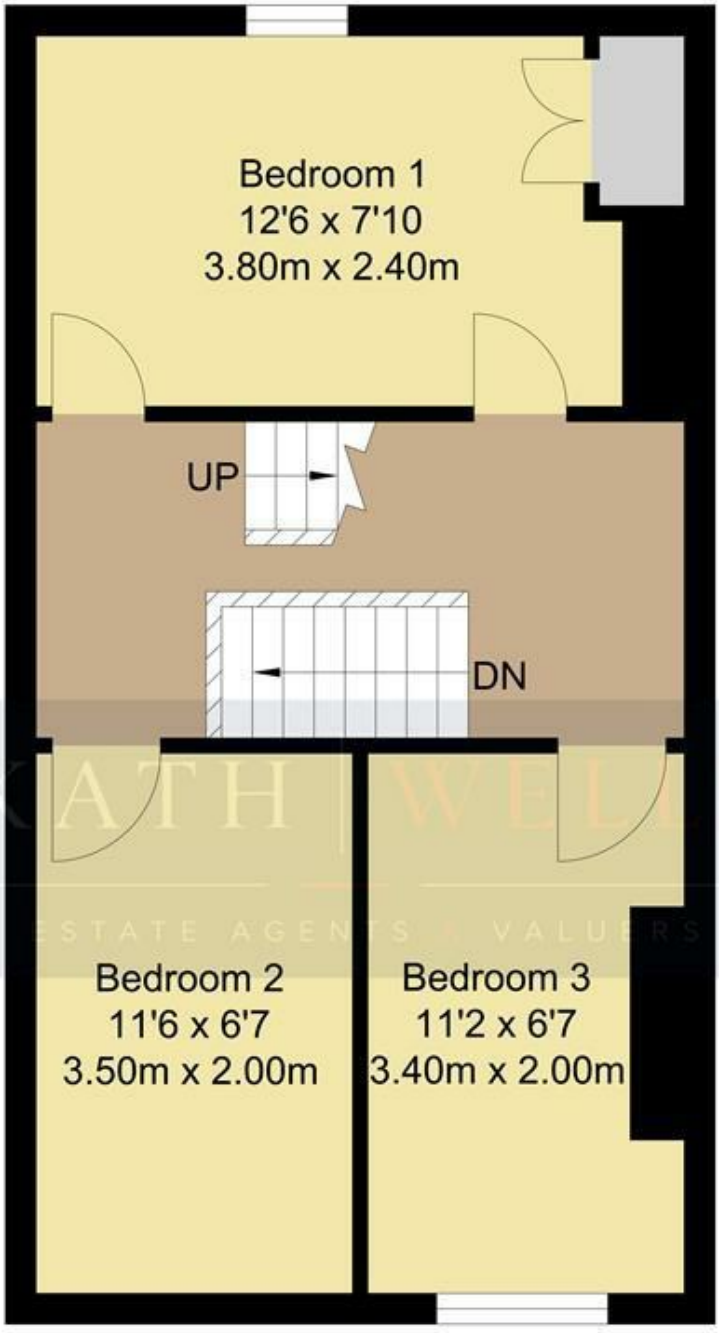
EPC Link:
https://find-energy-certificate.service.gov.uk/energy-certificate/8743-7126-2610-2614-5996

EPC & Council Tax Band:
Council Tax: A / EPC Rating: D

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



First Floor
Approx. 34.23 sqm.
(368.44 sqft.)