KATH | WELLS

ESTATE AGENTS & VALUERS

34 Wellstone Garth
Leeds

3 Bedroom House - Townhouse
£175,000

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34 Wellstone Garth, Bramley, Leeds, West Yorkshire, LS13 4HL

GROUND FLOOR:

Living Room:
Double glazed window, central heating radiator, television point, ample space for living room furniture

Fitted Dining Kitchen:
Double glazed window, a range of fitted wall, drawer & base units, work surfaces, inset sink & drainer, gas cooking point, ample space for fridge / freezer, plumbing for automatic washing machine, ample space for a dining table and chairs

Downstairs WC:
Low flush WC, wash basin

Utility Room:
Double glazed window, ample space for storage

FIRST FLOOR:

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

Bedroom One:
Double glazed window, central heating radiator, built in wardrobe

Bedroom Two:
Double glazed window, central heating radiator

Bedroom Three:
Double glazed window, central heating radiator

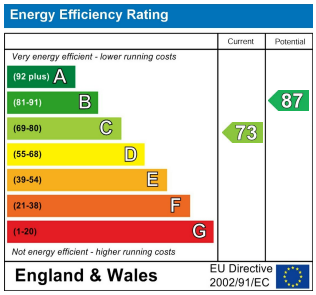
Bathroom / WC:
A white suite comprising of a panelled bath with a shower above, low flush WC, wash basin, central heating radiator

TO THE OUTSIDE:

Gardens:
The front garden is fully enclosed and has a paved patio. The rear garden is also fully enclosed and low maintenance

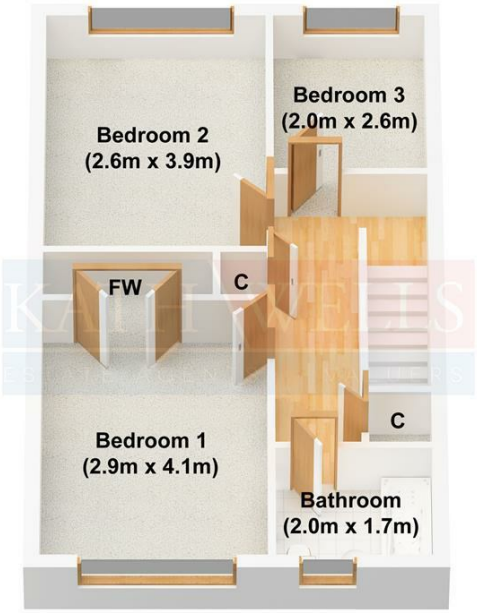
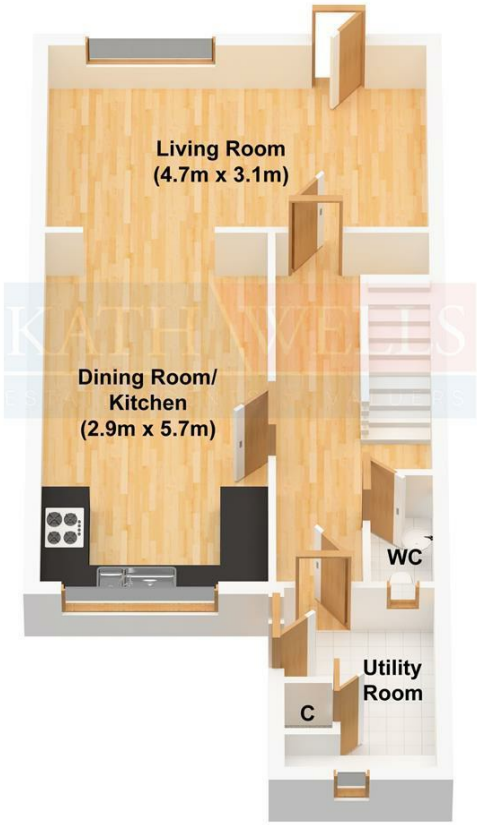
EPC Link:
https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2233-5190-2692-4265

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


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
73
87
England & Wales
EU Directive 2002/91/EC

Floor Plan

First Floor



Ground Floor