



2 Bawn Path Leeds



3 Bedroom House - Semi-Detached £140,000

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

2 Bawn Path, Leeds, LS12 5QX

GROUND FLOOR:

Entrance Vestibule:

Entrance via a part glazed front entrance door, single glazed window

Fitted Dining Kitchen:



Part glazed rear door, single glazed window, a range of fitted wall, drawer & base units, work surfaces, electric hob, extractor fan above, a built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, stairs rising to the first floor, a wall mounted electric heater, ample space for a dining table & chairs

Living Room:



Single glazed window, a wall mounted electric heater, fire place & hearth, ample space for a range of living room furniture

FIRST FLOOR:

Landing:



Single glazed window, access to the first floor accommodation, a wall mounted electric heater

Bedroom One:



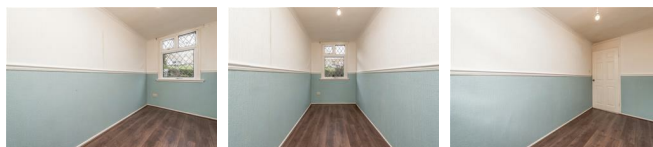
Single glazed window, fitted wardrobes / storage

Bedroom Two:



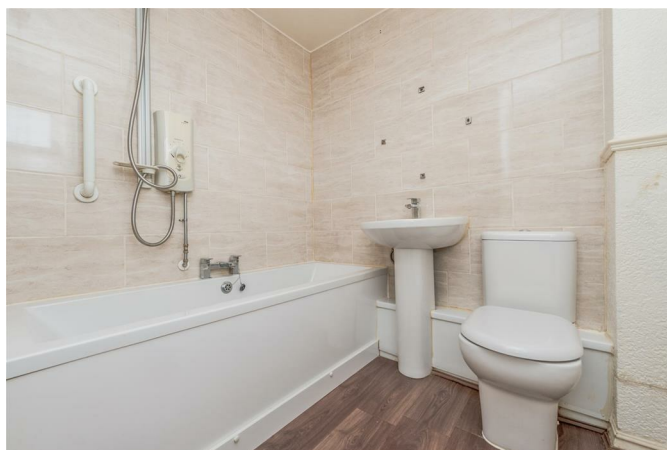
Single glazed window, fitted wardrobes / storage

Bedroom Three:



Single glazed window, a good sized single bedroom

Bathroom / WC:



Single glazed window, a white suite comprising of a panelled bath with an electric shower above, low flush WC, wash basin, towel railing

TO THE OUTSIDE:



Gardens:



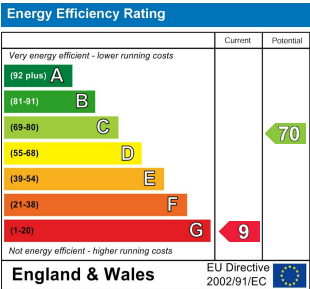
The rear garden comprises of a good sized lawn & patio, as well as being fully enclosed. The front garden is fully paved, low maintenance & fully enclosed.

Council Tax Band & EPC Rating:

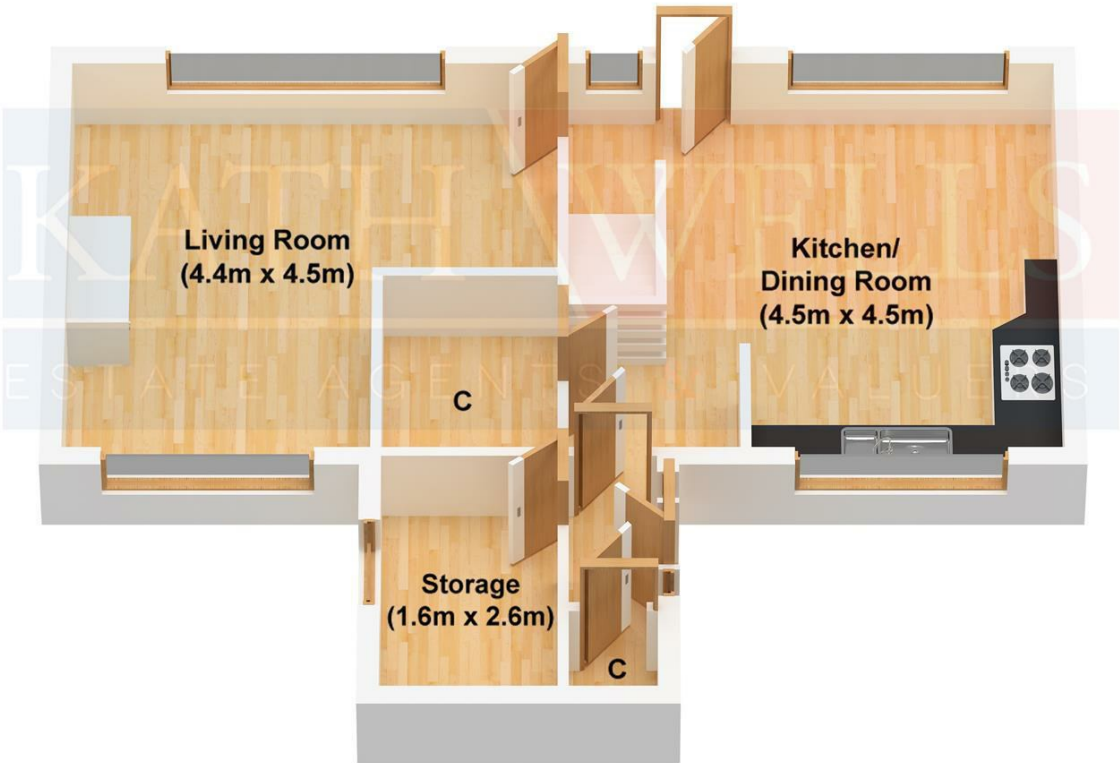
Council Tax Band: A / EPC Rating: G

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2040-3624-5060-5204-0725>



Ground Floor



First Floor

