

2 Bawn Path Leeds



3 Bedroom House - Semi-Detached £149,995

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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:



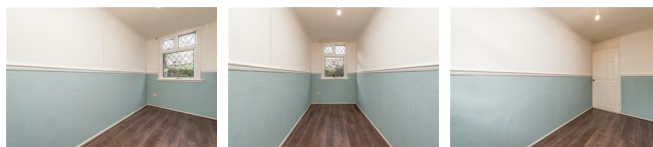
Single glazed window, fitted wardrobes / storage

Bedroom Two:



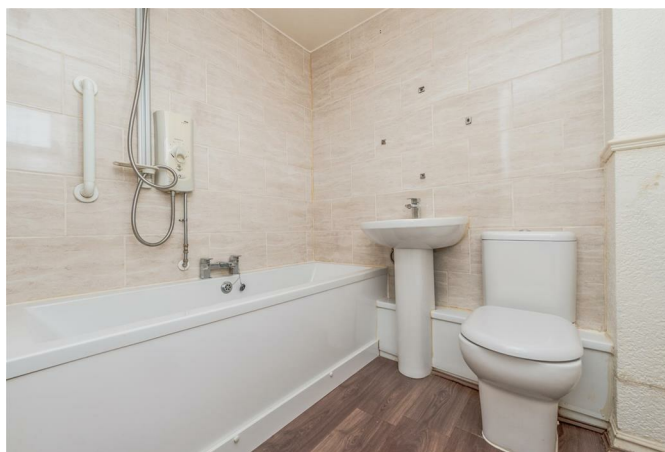
Single glazed window, fitted wardrobes / storage

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:

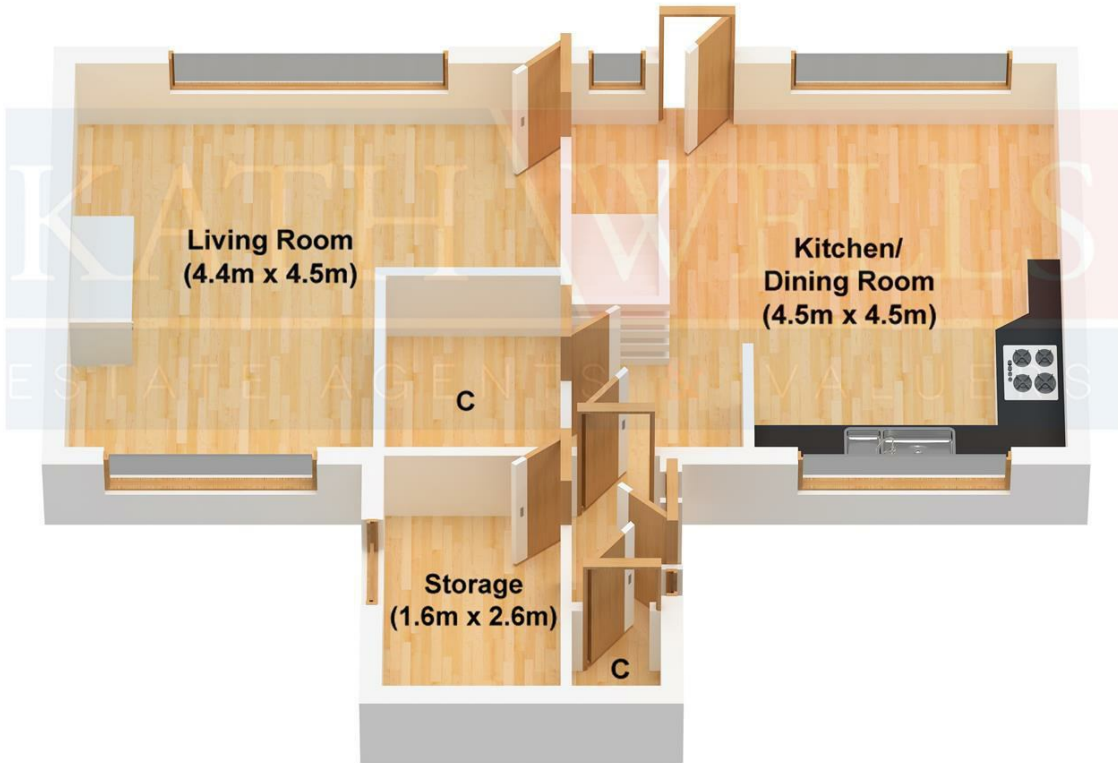
Council Tax Band: A / EPC Rating: G

EPC Link:

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		9	
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor

