

# KATH WELLS

ESTATE AGENTS & VALUERS



## 5 Ironstone Gardens, Leeds, LS12 6LH

**Offers Over £310,000**

OPEN TO OFFERES ..

A very well maintained END TOWN HOUSE built by Taylor Wimpey Homes offering well proportioned accommodation over three floors. The house is situated amidst similar style property on a popular and sought-after residential development in New Farnley - early internal viewing is highly recommended.

Briefly throughout and to the ground floor the accommodation comprises of a HALLWAY with stairs rising to the first floor, a CLOAKROOM / WC with a modern white suite, and a FITTED DINING KITCHEN with French doors opening onto the rear garden, a modern range of fitted wall, drawer & base cabinets, and a good range of INTEGRAL KITCHEN APPLIANCES.

To the first floor there is a LANDING with stairs rising to the second floor, a LIVING ROOM with ample space for a range of living room furniture and a fireplace & hearth with an electric fire, TWO DOUBLE BEDROOMS and a FAMILY BATHROOM / WC with a modern white suite. The MASTER BEDROOM is situated on the second floor and has an EN-SUITE SHOWER ROOM / WC with a white three piece suite.

There is also a FOURTH BEDROOM situated on this floor. Externally the property has an enclosed rear garden which is mainly low maintenance with a paved seating area and an artificial lawn. A DRIVEWAY provides useful off street parking and access to a SINGLE INTEGRAL GARAGE. Internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com.

Council Tax: D / EPC Rating: C

## GROUND FLOOR:

### Entrance Hallway:



Access via a recently fitted composite front entrance door, central heating radiator, tiled flooring, stairs to the first floor

### Cloakroom / WC:



A two piece suite in white comprising of a wash basin and a WC, central heating radiator, tiled flooring

### Fitted Dining Kitchen:



Double glazed window, double glazed French doors opening onto the rear garden, a modern range of fitted wall, drawer & base units, work surfaces, integral kitchen appliances (electric double oven / grill, electric hob, extractor hood, dishwasher, automatic washing machine, fridge / freezer), an inset sink & drainer, under floor heating, tiled flooring, television point, under stairs storage cupboard, ample space for a dining table and chairs

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation, central heating radiator, stairs rising to the second floor

### Living Room:



Two double glazed windows, a modern fire place and hearth with an electric fire, television & telephone points, central heating radiator

### Bedroom Three:



Double glazed window, central heating radiator

### Bedroom Four / Study:



Double glazed window, central heating radiator

### Family Bathroom / WC:



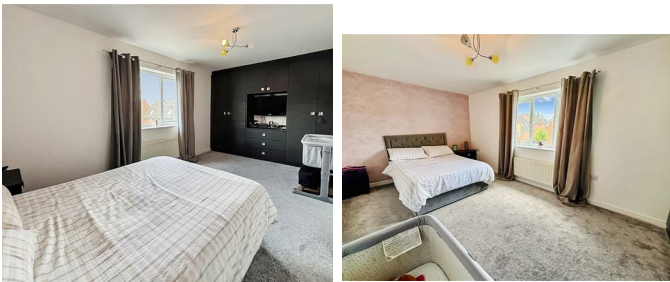
A three piece suite in white comprising of a panelled bath, a wash basin and a WC, central heating radiator

### SECOND FLOOR:

#### Landing:

Central heating radiator, access to an insulated loft space and to the second floor accommodation

#### Bedroom Two:



Double glazed window, a range of fitted wardrobes providing useful storage space, television point, central heating radiator

#### Master Bedroom:



Double glazed window, central heating radiator, a range of fitted wardrobes providing useful storage space

### En-suite Shower Room / WC:



A three piece suite comprising of a shower cubicle with shower, wash basin, low flush WC, tiled flooring, central heating radiator

### TO THE OUTSIDE:



### Gardens:



The front garden is open plan and has a lawn and some planting. The rear garden is enclosed and has a paved patio / seating area, an artificial lawn and flowerbeds

### Garage / Parking:

A driveway provides useful off street parking and access to a single integral garage with an up and over door

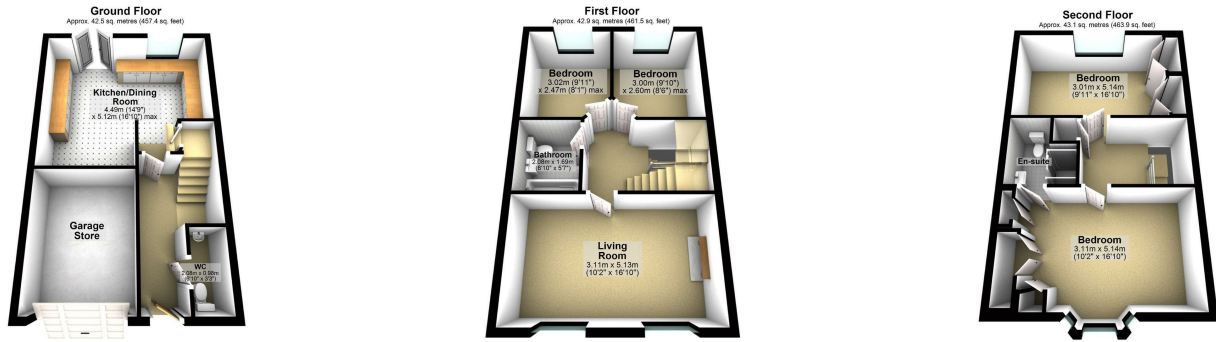
### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2429-0150-2292-4685>

### Council Tax & EPC Rating:

Council Tax: D / EPC Rating: C

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.