KATH | WELLS

ESTATE AGENTS & VALUERS

29 Leysholme Crescent
Leeds

3 Bedroom House - Semi-Detached
£265,000

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29 Leysholme Crescent, Wortley, Leeds, West Yorkshire, LS12 4HH

GROUND FLOOR:

Entrance Hallway:

Access via a part glazed side entrance door, stairs rising to the first floor accommodation, central heating radiator

Downstairs WC:

Low flush WC, wash basin

Extended Living / Dining Kitchen:

Double glazed window, double glazed French doors giving access to the rear, a wide range of fitted wall, drawer & base units, work surfaces, gas hob with an extractor fan above, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, central heating radiator, ample space for a large dining table & chairs

Living Room / Bedroom Four:

Double glazed window, television point, central heating radiator, currently used as a fourth bedroom

FIRST FLOOR:

Landing:

Access to first floor accommodation, access to a boarded loft space via a pull down loft ladder

Bedroom One:

Double glazed window, central heating radiator, a good sized double bedroom

Bedroom Two:

Double glazed window, central heating radiator

Bedroom Three:

Double glazed window, central heating radiator

Bathroom / WC:

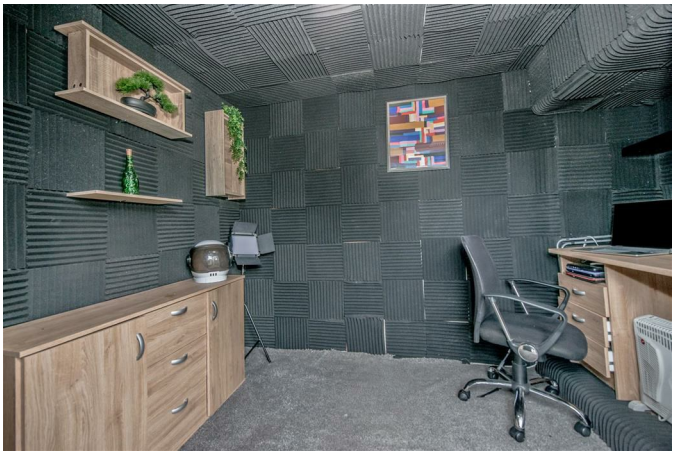
Double glazed window, a white suite comprising of a panelled bath with a plumbed shower above, low flush WC, wash basin, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:

Gardens:

The rear garden is a great size & comprises of a paved patio, a decked patio & an artificial lawn making an ideal space for entertainment. As well there is a good sized outhouse which can be used as storage, The front garden is low maintenance & mainly dedicated to off street parking.

Garden Studio



Access via a double glazed door, power and lighting, would make a great home office/ study area.

Off Street Parking / Driveway:

A driveway provides useful off street parking for two family sized cars

Council Tax Band & EPC Rating:

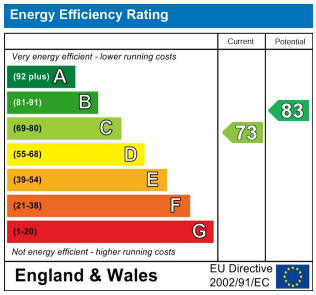
Council Tax Band: B / EPC Rating: C

EPC Link:

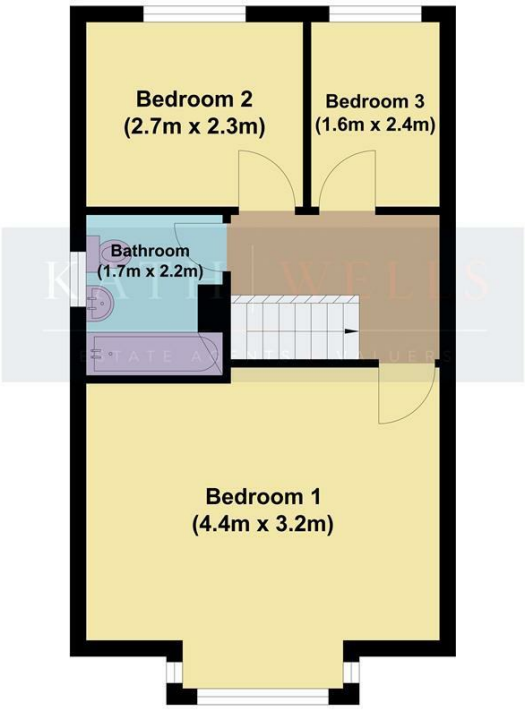
https://find-energy-certificate.service.gov.uk/energy-certificate/2010-4818-8060-8206-0725

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

Ground Floor

First Floor