

# KATH WELLS

ESTATE AGENTS & VALUERS



## 63 Rutland Court, Leeds, LS12 6BU Offers In The Region Of £299,995

A FOUR BEDROOM SEMI DETACHED property with accommodation over three floors and situated amidst similar style property on a modern residential development in Leeds. This property is conveniently located for access to the M621 / M1 motorway networks, and a short drive from Leeds City centre, well regarded primary and high schools, and local amenities, making an ideal FAMILY HOME.

Briefly throughout the property comprises of an ENTRANCE HALLWAY with stairs rising to the first floor, a good sized FITTED DINING / BREAKFAST KITCHEN with an ample range of cabinets / work surfaces, a GUEST CLOAKROOM / WC with a modern white suite, and a LIVING ROOM with French doors opening onto the rear garden.

To the first floor there is a DOUBLE BEDROOM with a double glazed window and French doors opening onto a Juliette balcony, a LARGE SINGLE BEDROOM, and BATHROOM / WC with a modern white suite.

To the second floor there is a MASTER BEDROOM with an EN-SUITE SHOWER ROOM / WC, a further DOUBLE BEDROOM, and a SHOWER ROOM / WC with a modern white suite.

Externally there is an open plan FRONT GARDEN, and an enclosed and private REAR GARDEN with a paved seating area and a lawn. There are TWO ALLOCATED PARKING SPACES and ample on street parking for visitors.

## GROUND FLOOR:

### Hallway:

Access via a front entrance door, stairs rising to first floor accommodation, central heating radiator

### Fitted Dining Kitchen:



Double glazed window, a modern range of wall, drawer & base units, work surfaces, inset sink & drainer, integrated kitchen appliances ( built under oven / grill, gas hob, extractor hood, dishwasher), space for fridge freezer, central heating radiator, ample space for a dining / breakfast table and chairs

### Living Room:



Double glazed French doors opening onto the rear garden, double glazed windows, central heating radiator, television point, large storage cupboard

### Cloakroom / WC:



A modern white suite comprising of a low flush WC, wash basin, central heating radiator

## FIRST FLOOR:

### Landing:

Double glazed window, access to first floor accommodation, stairs rising to second floor, central heating radiator

## Bedroom One:



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

## Bedroom Two:



Double glazed window, central heating radiator, good sized single bedroom

## Family Bathroom / WC:



A modern white suite comprising of a panelled bath, wash basin, low flush WC, central heating radiator, modern tiling

## SECOND FLOOR:

### Landing:

Access to second floor accommodation, access to boarded loft, large storage cupboard

## Bedroom Three:



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

### En-suite Shower Room / WC:



A white suite comprising of a shower area with a plumbed shower, wash basin, low flush WC, central heating radiator

### Bedroom Four:



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

### Shower Room / WC:



A modern white suite comprising of a shower area with a plumbed shower, wash basin, low flush WC, central heating radiator

### TO THE OUTSIDE:

#### Gardens:



The rear garden is a good size and is part paved and the rest is laid to lawn, enclosed by fencing, low maintenance and there is an outdoor tap. The front garden is low

maintenance and also has a driveway to the front providing off street parking for two cars.

### Off Street Parking:



A good sized driveway provides useful off street parking for 2 family sized cars

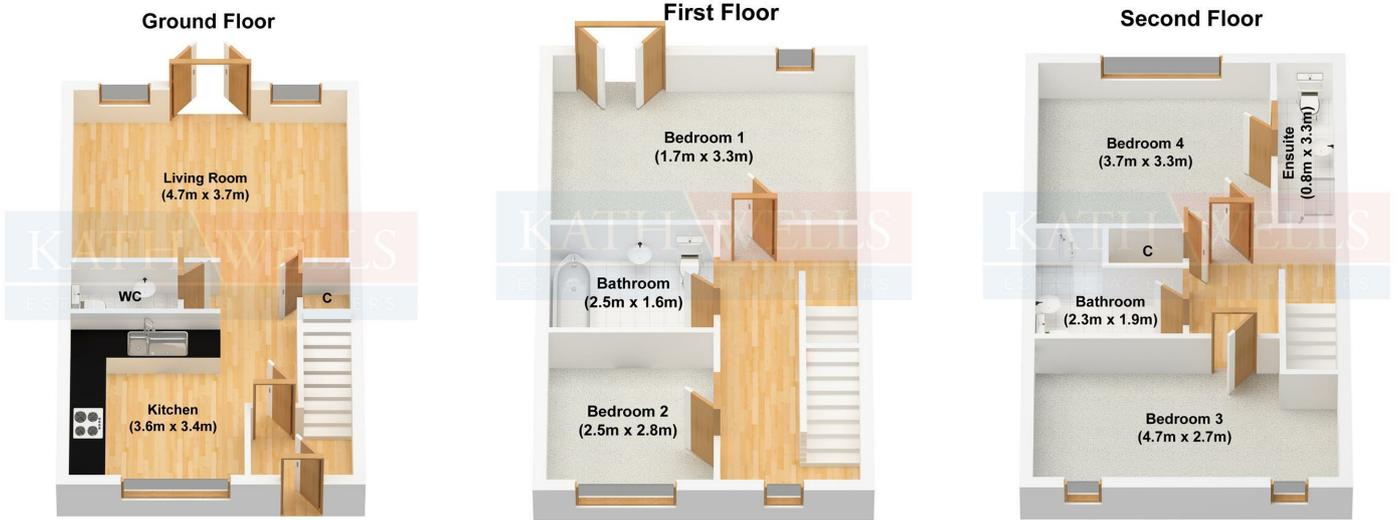
### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/4607-5235-4002-0721-7306>

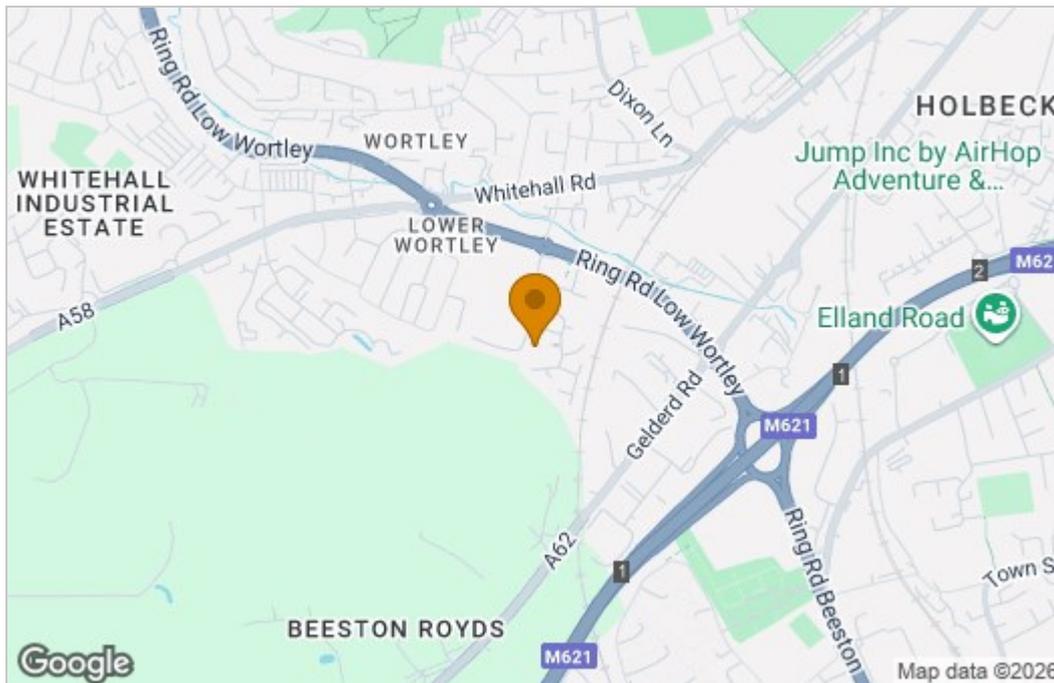
### Council Tax Band & EPC Rating:

Council Tax Band: D / EPC Rating: C

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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