

KATH | WELLS

ESTATE AGENTS & VALUERS



3 Roseneath Street, Leeds, LS12 4DY

Offers In The Region Of £125,000

Early internal viewing is highly recommended for this SPACIOUS TWO BEDROOM TERRACED HOUSE situated amidst similar style property in a popular residential area of Wortley. This property would make an ideal purchase for a variety of BUYERES including FIRST TIME BUYERS & LANDLORDS, (Possible Rental Income CIRCA £800.00 pcm).

The GROUND FLOOR of the property comprises of a GOOD SIZED LIVING ROOM with ample space for a range of living room furniture & a KITCHEN which gives access to a CELLAR providing an ample amount of storage space.

To the first floor there is a LARGE DOUBLE BEDROOM with ample space for bedroom furniture and a BATHROOM / WC with a white suite . Stairs rise from the LANDING to the second floor where the SECOND BEDROOM can be found.

Local amenities are close to hand and Leeds City Centre and the Outer Ring Road / Motorway Networks are easily accessible by local transport / car.

Council Tax Band: A / EPC Rating: D

GROUND FLOOR:

Living Room:



Access via a part glazed front entrance door, double glazed window, central heating radiator, ample space for a range of living room furniture, stairs rising to the first floor

Fitted Kitchen:



Double glazed window, a range of fitted wall & base units, work surfaces, gas cooker point, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, central heating radiator, access to the cellar

Cellar:

A good sized storage space

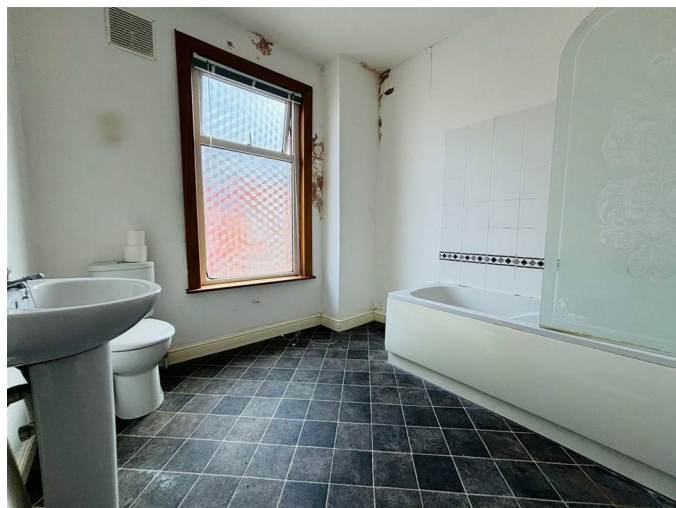
FIRST FLOOR:

Bedroom One:



Double glazed window, central heating radiator, ample space for a range of bedroom furniture

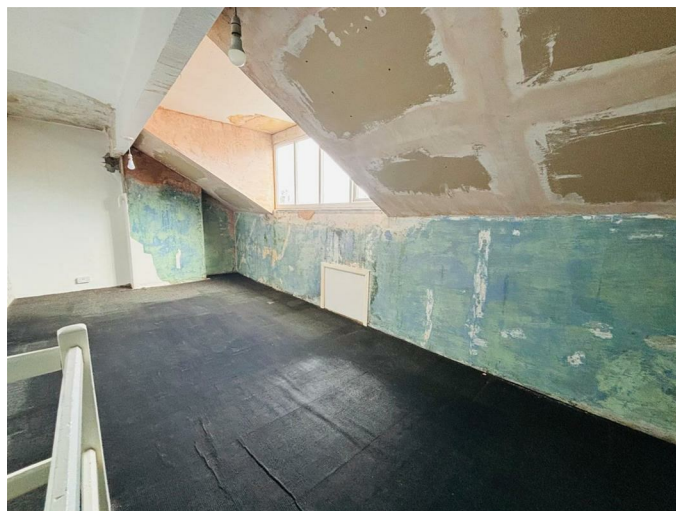
Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with a shower above, low flush WC, wash basin, central heating radiator

Second Floor:

Bedroom Two:



Double glazed window, central heating radiator

EPC Link:

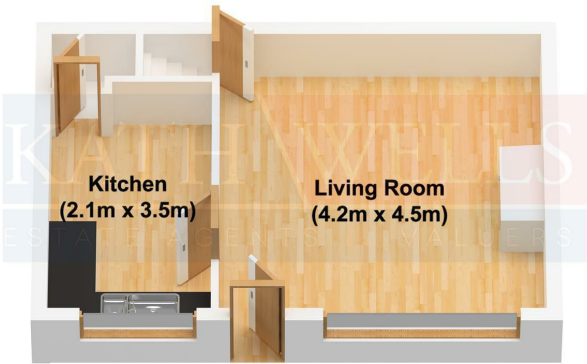
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Council Tax Band & EPC Rating:

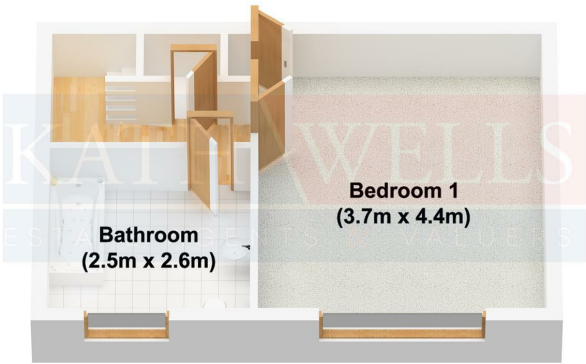
Council Tax Band: A / EPC Rating: C

Floor Plan

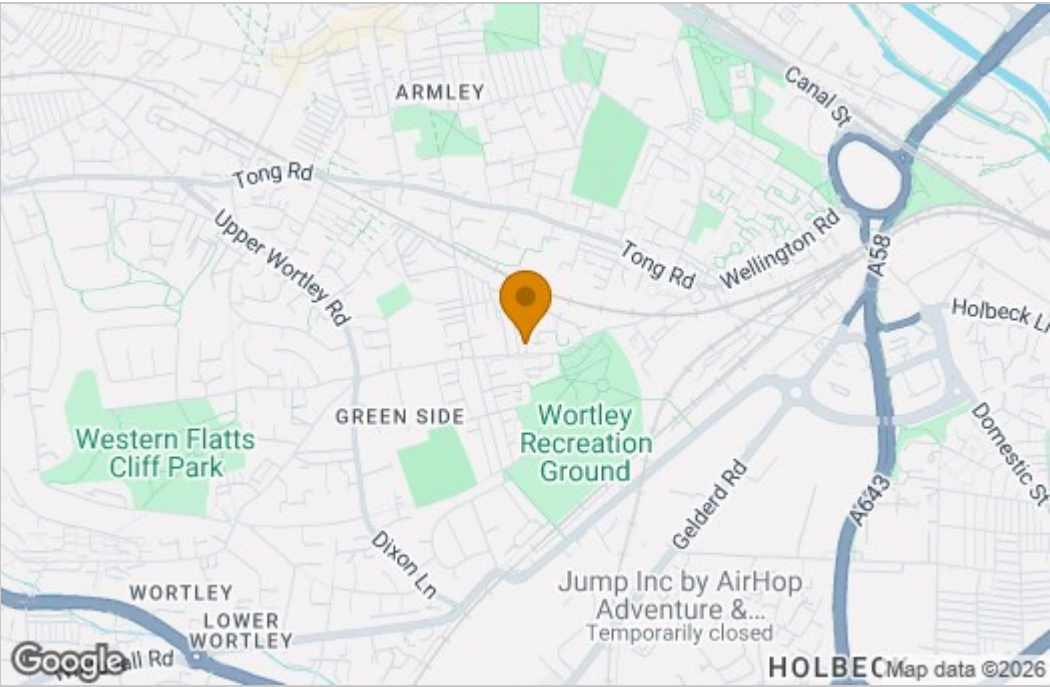
Ground Floor



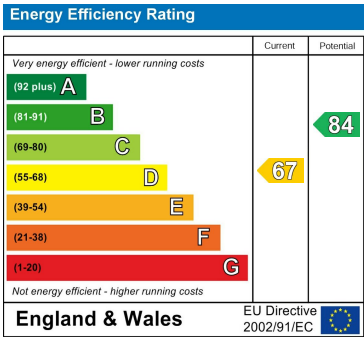
First Floor



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.