KATH | WELLS

ESTATE AGENTS & VALUERS

# 4 Pitchstone Court
# Leeds




## 3 Bedroom House - Detached
## £380,000

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# 4 Pitchstone Court, Farnley, Leeds, West Yorkshire, LS12 5SZ

## GROUND FLOOR:

### Entrance Hallway:
Access via a part glazed front entrance door, stairs rising to the first floor accommodation, central heating radiator

### Office Room:




Double glazed window, fitted storage cupboard, central heating radiator, converted from a internal garage into a home office

### Downstairs WC:



Double glazed window, low flush WC, wash basin, central heating radiator

### Living Room:






Double glazed window, storage cupboard, ample space for a wide range of living room furniture, central heating radiator

### Fitted Kitchen / Dining Room:







Double glazed windows, a range of fitted wall, drawer & base units, work surfaces, electric hob with an extractor fan above, built under oven / grill, inset sink & drainer, integral dishwasher, ample space for a fridge / freezer, ample space for a dining table & chairs

### Utility Room:




Plumbing for an automatic washing machine, built in storage cupboards

### Conservatory:




Access to the rear via double glazed French doors, ample space for furniture

## FIRST FLOOR:

### Landing:
Double glazed window, access to the first floor accommodation, access to a part boarded loft space via a pull down loft ladder, storage cupboard

### Bedroom One:





Double glazed window, central heating radiator, walk in wardrobe

## En-suite Shower Room / WC:



Double glazed window, a three piece suite comprising of a glazed shower cubicle with a plumbed shower above, low flush WC, wash basin set into a vanity unit, central heating radiator / towel warmer

## Bedroom Two:




Double glazed window, central heating radiator

## Bedroom Three:




Double glazed window, central heating radiator, a large single bedroom

## Family Bathroom / WC:




Double glazed window, a three piece suite comprising of a paneled bath with a plumbed shower above, low flush WC, wash basin set into a vanity unit, central heating radiator

## TO THE OUTSIDE:





## Gardens:






The property has garden front & rear. The front garden is low maintenance. The rear garden is a great size & comprises of a decked & paved patio as well as a good sized lawn space which is fully enclosed.

## Off Street Parking / Driveway:

A driveway to the front of the property provides off street parking for three cars

## Council Tax Band & EPC Rating:

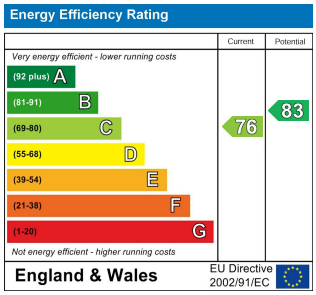
Council Tax Band: D / EPC Rating: C

## EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/2720-2200-0511-9094-0673

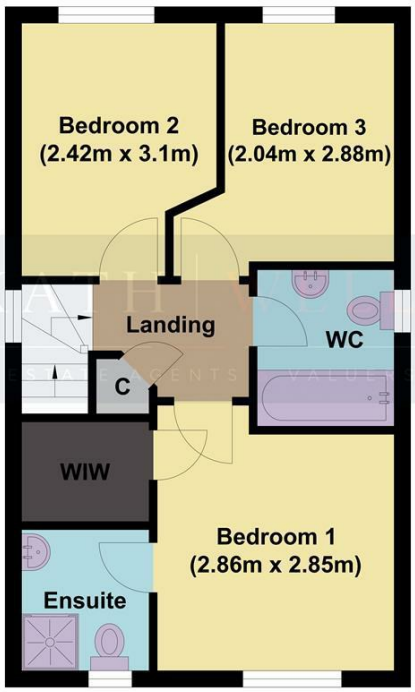
## Anti-Money Laundering (AML) Checks:

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

### First Floor




### Ground Floor

