KATH | WELLS

ESTATE AGENTS & VALUERS

20 Pitchstone Court
Leeds



2 Bedroom House - End Town House
£225,000

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GROUND FLOOR:

Front Entrance Porch:



Access via a part glazed front entrance porch

Living Room:




Double glazed window, television point, stairs rising to the first floor accommodation, storage cupboard, central heating radiator

Fitted Dining Kitchen:






Double glazed window, French doors giving access to the rear, a 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, ample space for a dining table & chairs

FIRST FLOOR:

Landing:



Access to the first floor accommodation, access to a part boarded loft space, central heating radiator

Bedroom One:




Double glazed window, fitted wardrobes, central heating radiator

Bedroom Two:




Double glazed window, central heating radiator, good sized storage cupboard

Bathroom / WC:




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

TO THE OUTSIDE:

Gardens:




The front garden has a low maintenance lawn. The rear garden is a good size & includes a lawn, a paved patio & is fully enclosed

Off Street Parking / Driveway / Designated Parking

A driveway provides useful off street parking for a family sized car. Opposite the property there is also a designated parking space which is included in the deeds

Council Tax Band & EPC Rating:

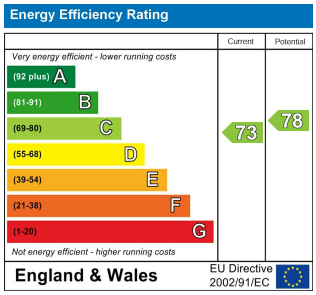
Council Tax Band: B / EPC Rating: tba

EPC Link:

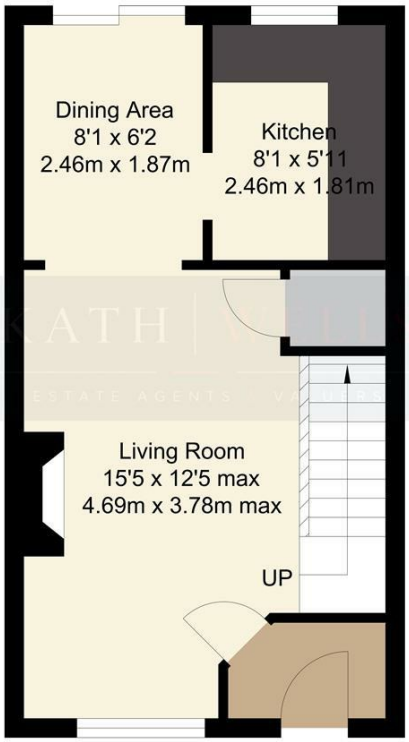
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Anti-Money Laundering (AML) Checks:

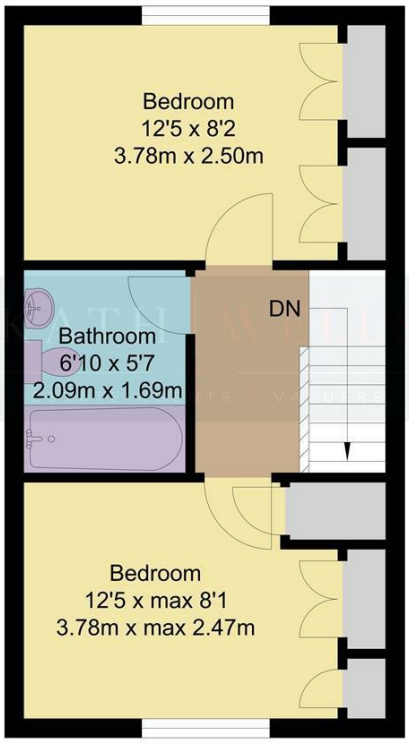
By law, we must carry out Anti-Money Laundering (AML) checks to verify the identity of all buyers once an offer has been accepted. The cost is £35.00 plus VAT (£42.00 total) per buyer, and this fee is payable when your offer is accepted. These checks are a legal requirement for all purchasers.



Floor Plan



Ground Floor
Approx. 27.40 sqm.
(295.00 sqft.)



First Floor
Approx. 27.40 sqm.
(295.00 sqft.)