



76 Bruce Lawn Leeds



2 Bedroom House - Townhouse £155,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
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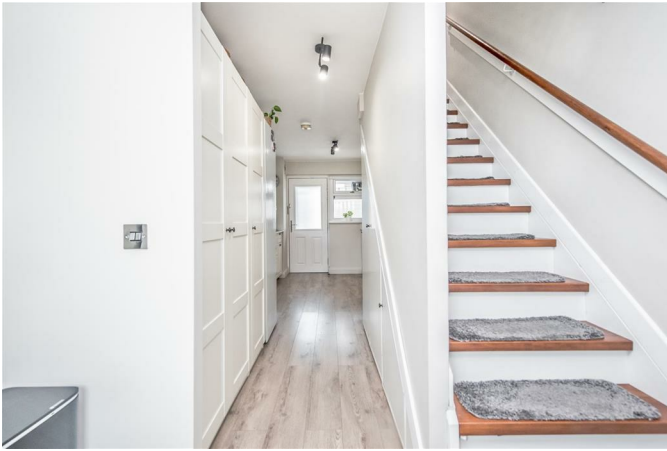
Web Site
www.kathwells.com

email
sales@kathwells.com

76 Bruce Lawn, Leeds, LS12 1YJ

GROUND FLOOR:

Entrance Hallway:



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

Open Plan Living Space:



Modern Fitted Kitchen:



A range of modern fitted wall, drawer & base units, work surfaces, electric hob with an extractor fan above, eye level oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, integral dishwasher

Dining Room:

Double glazed window, central heating radiator, ample space for a dining table & chairs

Living Room:



Double glazed window, television point, central heating radiator, ample space for living room furniture

Rear Porch:

Access to the rear garden via a part glazed door

Downstairs WC:



Low flush WC, wash basin, central heating radiator

FIRST FLOOR:

Landing:



Access to the first floor accommodation, access to a part boarded loft space via a pull down loft ladder, storage cupboard, central heating radiator

Bedroom One:



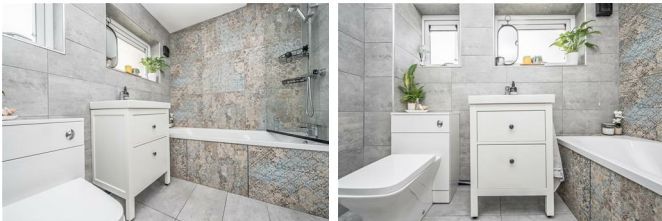
Double glazed window, central heating radiator, storage space, a good sized double bedroom

Bedroom Two:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a fully tiled modern 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:



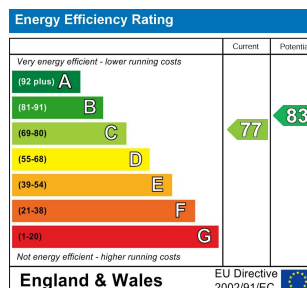
The front garden comprises of a lawn & is fully enclosed. The rear garden is a great size & comprises of a decked patio as well as a paved patio, is full enclosed & has outside lighting.

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: C

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/1236-1924-0600-0658-0206>



Ground Floor



First Floor

