

KATH WELLS

ESTATE AGENTS & VALUERS



6 Stonecliffe Place, Leeds, LS12 5BQ

Offers Over £125,000

Viewing is highly advised for this THREE BEDROOM TOWN HOUSE which would be an ideal purchase for a variety of buyers including LANDLORDS & FTB's (possible rental income circa £850.00 pcm). The property would benefit from MODERNISATION & UPDATING and would make a great home for a family. Situated in a popular residential area this property is within walking distance of local amenities, well regarded schools and bus routes to surrounding areas.

Briefly throughout and to the ground floor the property comprises of a HALLWAY with stairs rising to the first floor, a LIVING ROOM with ample space for a range of sitting room furniture, a DINING ROOM and a KITCHEN with an external door giving access to the rear garden.

To the first floor there are THREE DOUBLE BEDROOMS, a BATHROOM with a shower above the bath, a SEPARATE WC.

Externally the property has GARDENS TO THE FRONT & REAR. The front garden is laid to lawn whilst the rear is mainly paved and would provide a useful entertainment space.

The property benefits from having GAS CENTRAL HEATING and DOUBLE GLAZING.

GROUND FLOOR:

Hallway:

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

Living Room:



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

Dining Room:



Double glazed window, central heating radiator, ample space for dining room furniture

Kitchen:



Double glazed window, part glazed rear door opening onto the rear garden, central heating radiator, wall and base units, sink and drainer, plumbing for automatic washer, large storage cupboard, space for fridge freezer

FIRST FLOOR:

Landing:

Access to first floor accommodation, large storage cupboard

Bedroom One:



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

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator, built in storage cupboard

Bathroom:



Double glazed window, central heating radiator, panelled bath with electric shower above, wash basin

Separate WC:



Double glazed window, low flush WC

TO THE OUTSIDE:



Gardens:



The rear garden is enclosed by fencing and has a paved patio. The front garden is is laid to lawn and enclosed by fencing

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/5608-0275-0002-0221-7206>

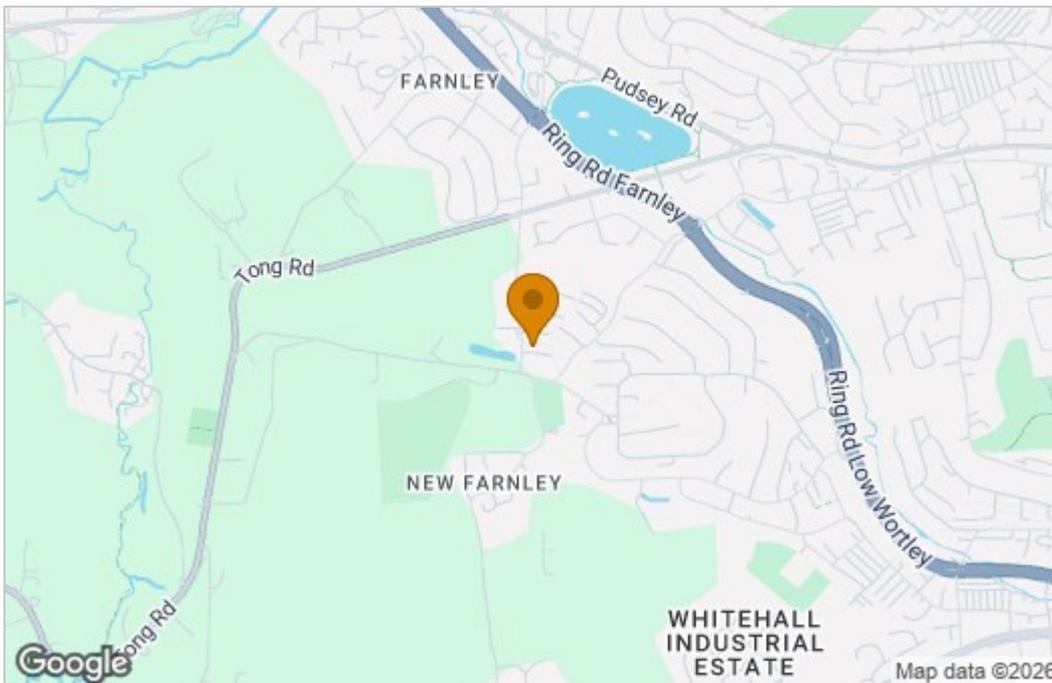
Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: D

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			
(55-68) D			
(39-54) E		60	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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