

# KATH | WELLS

ESTATE AGENTS & VALUERS

## 10 Wellington Mount Leeds



## 3 Bedroom House - Mid Terrace £175,000

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# 10 Wellington Mount, Bramley, Leeds, West Yorkshire, LS13 2LJ

## GROUND FLOOR:

### Living Room:



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

### Fitted Kitchen:



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

### Cellar:



A good space for storage

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation, stairs rising to the second floor

### Bedroom One:



Double glazed window, a good sized double bedroom

### Shower Room / WC:



Double glazed window, a good size suite comprising of a glazed cubicle with an electric shower above, low flush WC, wash basin, storage cupboard

## SECOND FLOOR:

### Landing:

Access to the second floor

### Bedroom Two:



Double glazed window, ample space for bedroom furniture

### Bedroom Three:



Double glazed window, fitted wardrobes

## TO THE OUTSIDE:

Garden:



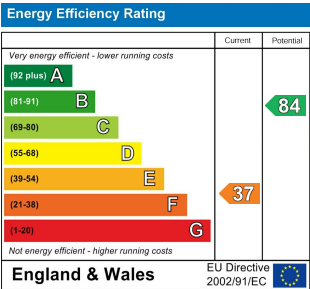
To the front of the property, there is a garden which is low maintenance & fully enclosed

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: F

EPC Link:

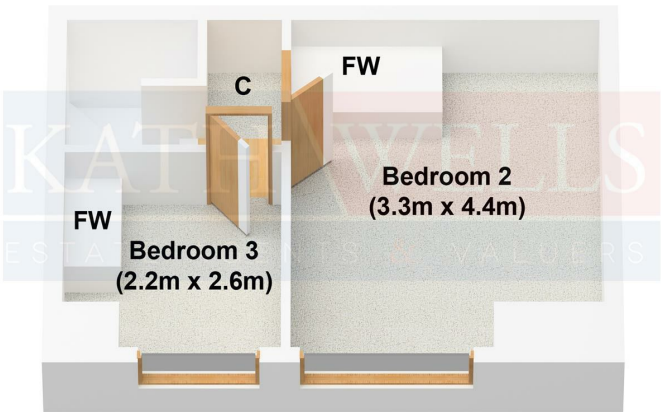
<https://find-energy-certificate.service.gov.uk/energy-certificate/3905-5216-2002-0206-7902>



# Ground Floor



## Second Floor



## First Floor

