KATH | WELLS

ESTATE AGENTS & VALUERS

24 Lower Town Street
Leeds



3 Bedroom House - Semi-Detached
£275,000

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24 Lower Town Street, Bramley, Leeds, LS13 2BW

GROUND FLOOR:

Entrance Hallway:



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

Living Room:






Double glazed window, television point, electric fire, central heating radiator

Downstairs WC:



Low flush WC, wash basin, ladder style 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, eye level oven / grill, inset sink & drainer, plumbing for an automatic washing machine, integral kitchen appliances (dishwasher, fridge / freezer), ample space for a dining table & chairs

FIRST FLOOR:

Landing:



Double glazed window, access to the first floor accommodation

Bedroom One:





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

Bedroom Two:





Double glazed window, central heating radiator

Bedroom Three:




Double glazed window, central heating radiator

Bathroom / WC:



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

TO THE OUTSIDE:




Gardens:







The front garden is low maintenance. The rear garden is a good size & comprises of a decked patio & lawn & further benefits from a good size outside storage shed.

Off Street Parking / Driveway:

A driveway provides off street parking for two family sized cars

Council Tax Band & EPC Rating:

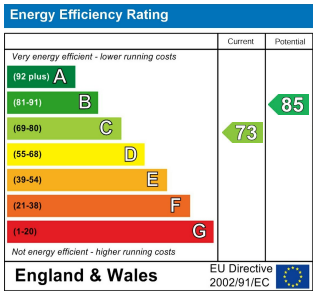
Council Tax Band: B / EPC Rating: C

EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/8004-7226-1002-0220-7396

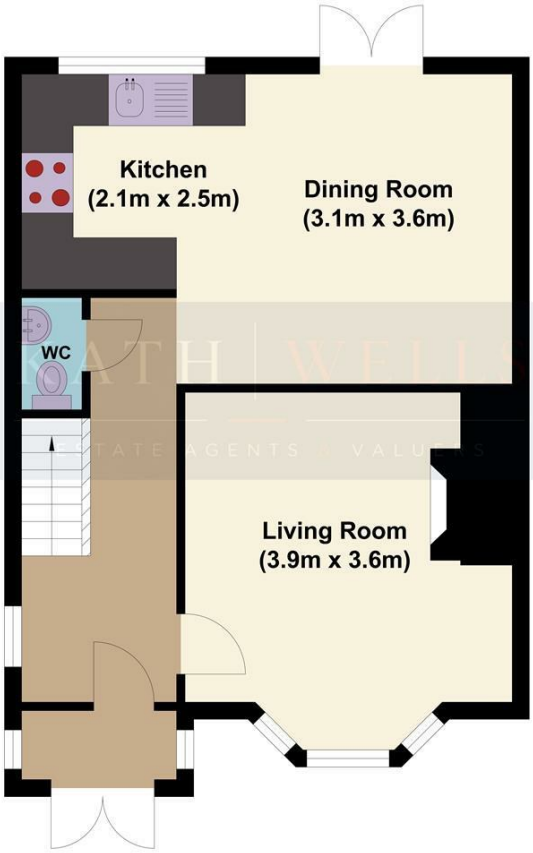
Anti-Money Laundering (AML) Checks:

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



First Floor

