KATH | WELLS

ESTATE AGENTS & VALUERS

38 Cornstone Fold
Leeds



2 Bedroom House - Townhouse
£220,000

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38 Cornstone Fold, Farnley, Leeds, West Yorkshire, LS12 5SX

GROUND FLOOR:

Front Entrance Porch:
Access via a part glazed front entrance door, central heating radiator

Living Room:





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

Fitted Dining Kitchen:






Double glazed window, double glazed French doors giving access to the rear garden, a range of fitted wall, drawer & base units, work surfaces, gas hob with an extractor fan above, built under oven / grill, inset sink & drainer, ample space for a fridge / freezer, plumbing for an automatic washing machine, ample space for a dining table & chairs, central heating radiator

FIRST FLOOR:

Landing:



Access to the first floor accommodation, access to an insulated loft space, central heating radiator

Bedroom One:





Double glazed window, fitted wardrobes, central heating radiator

Bedroom Two:




Double glazed window, storage cupboard, central heating radiator

Bathroom / WC:



A three piece white suite comprising of a paneled bath with an electric shower above, low flush WC, wash basin, ladder style central heating radiator

TO THE OUTSIDE:

Gardens:




The front garden is built on multi level raised beds & has a good curb appeal with minimal maintenance. The rear garden garden includes a lawn, a paved patio & is fully enclosed.

Parking:

To the front of the property, there are two designated parking spaces

Council Tax Band & EPC Rating:

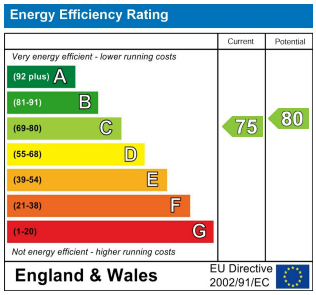
Council Tax Band: B / EPC Rating: C

EPC Link:

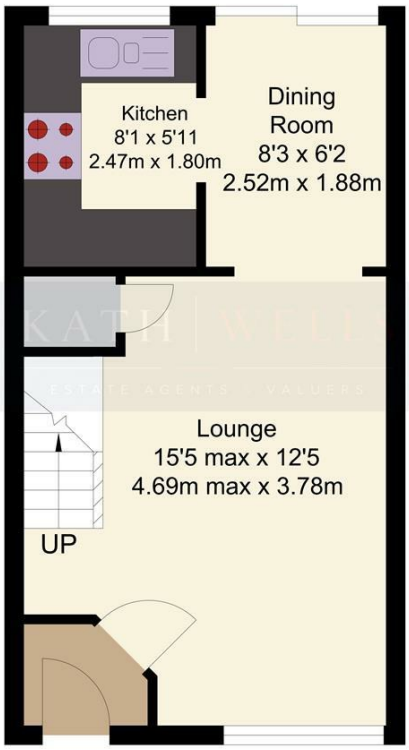
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Anti-Money Laundering (AML) Checks:

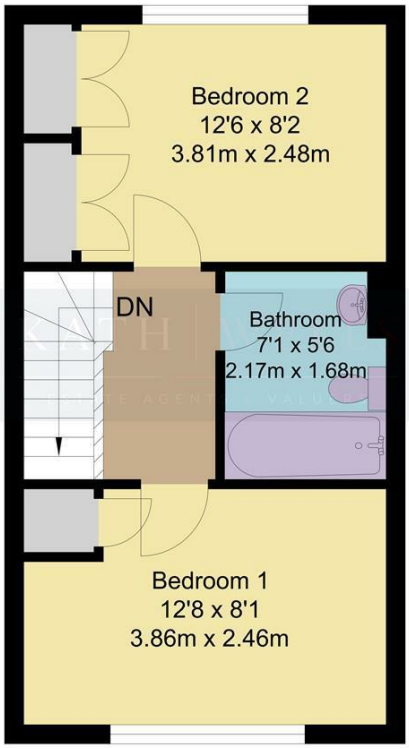
By law, we must carry out Anti-Money Laundering (AML) checks to verify the identity of all buyers once an offer has been accepted. The cost is £35.00 plus VAT (£42.00 total) per buyer, and this fee is payable when your offer is accepted. These checks are a legal requirement for all purchasers.



Floor Plan



Ground Floor
Approx. 27.50 sqm.
(296.30 sqft.)



First Floor
Approx. 27.80 sqm.
(299.00 sqft.)