



3 Park Meadow Lane Leeds



3 Bedroom House - Terraced £310,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
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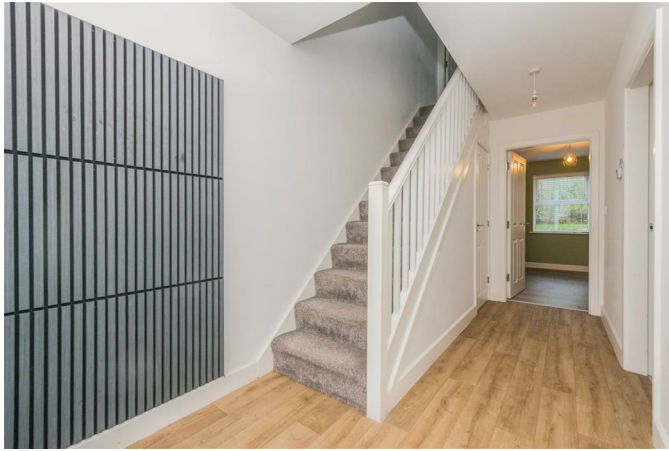
Web Site
www.kathwells.com

email
sales@kathwells.com

3 Park Meadow Lane, Leeds, West Yorkshire, LS12 4FL

GROUND FLOOR:

Entrance Hallway:



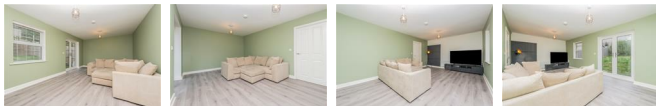
Access via a part glazed front entrance door, stairs rising to the first floor accommodation, central heating

Fitted Dining Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, electric hob with an extractor fan above, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, integral kitchen appliance (fridge / freezer & dishwasher), ample space for a dining table & chairs, central heating radiator

Living Room:



Double glazed French doors to the rear, double glazed window, ample space for a range of living room furniture, central heating radiator

Downstairs WC:



A suite comprising of a low flush WC, wash basin & a central heating radiator

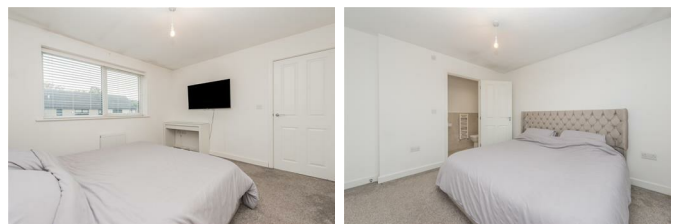
FIRST FLOOR:

Landing:



Access to the first floor accommodation, access to the loft space, storage cupboard, central heating radiator

Bedroom One:



Double glazed window, central heating radiator

En-suite Shower Room / WC:



A three piece white suite comprising of a glazed shower cubicle with a plumbed shower above, low flush WC, wash basin, ladder style central heating radiator / towel warmer

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



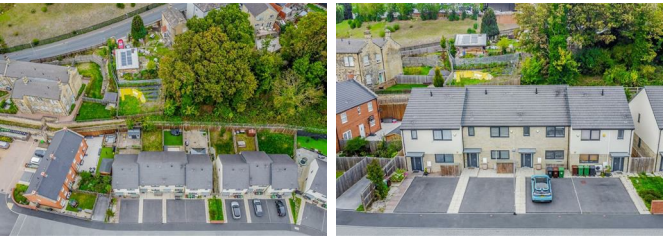
Double glazed window, central heating radiator

Family 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 / towel warmer

TO THE OUTSIDE:



Gardens:



The front garden is a paved low maintenance garden. The rear is a good size and consists of a lawn as well as being fully enclosed

Off Street Parking / Driveway:



A driveway to the front of the property provides off street parking for two family sized cars

Council Tax Band & EPC Rating:

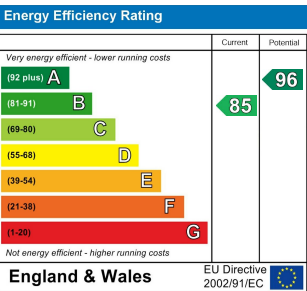
Council Tax Band: C / EPC Rating: B

EPC Link:

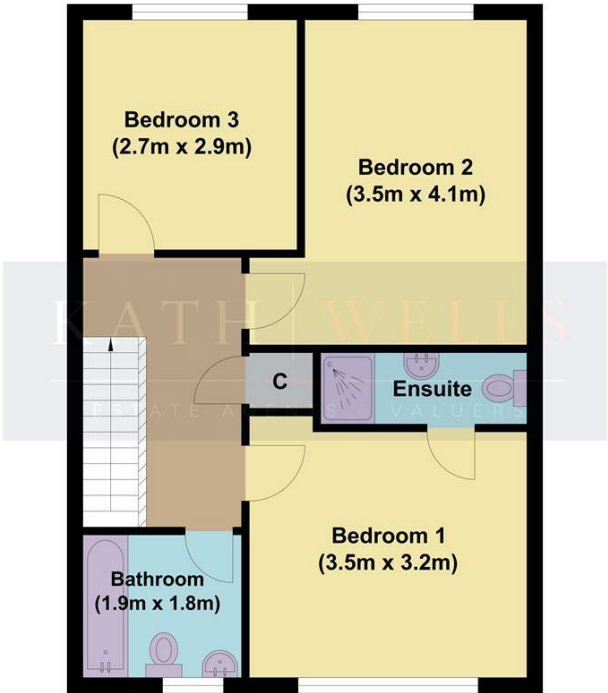
<https://find-energy-certificate.service.gov.uk/energy-certificate/4291-3378-8132-4724-8923>

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.



First Floor



Ground Floor

