



25 McLaren Fields Leeds



4 Bedroom House - Semi-Detached £285,000

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25 McLaren Fields, Bramley, Leeds, West Yorkshire, LS13 3SN

GROUND FLOOR:

Hallway:

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

Living Room:



Double glazed window, central heating radiator, television point, ample space for a range of living room furniture

Fitted Dining Kitchen:



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

FIRST FLOOR:

Landing:



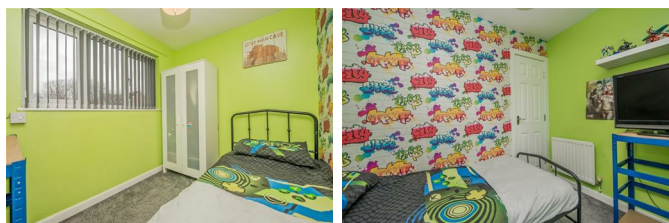
Double glazed window, access to the first floor accommodation, access to the loft

Bedroom One:



Double glazed window, central heating radiator, built in wardrobes

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator, storage cupboard

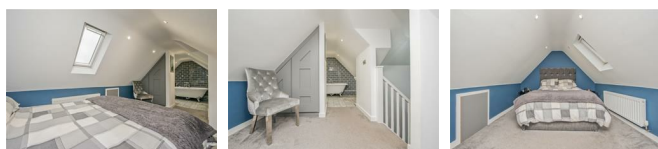
Family Bathroom / WC:



Double glazed window, a modern suite comprising of a panelled bath with a plumbed shower above, low flush WC, wash basin, ladder style central heating radiator / towel warmer

Second Floor:

Bedroom Four:



Good Size Double Bedroom, double glazed Velux window, central heating radiator, ample space for bedroom furniture

Open Plan En-suite:



Double glazed Velux window, a white suite open plan to the fourth bedroom comprising of a panelled bath, low flush WC, wash basin, central heating radiator

TO THE OUTSIDE:

Gardens:



The rear garden is a good size and is enclosed comprising of a lawn & a paved patio. The front garden is has an open lawn & is low maintenance.

Off Street Parking / Driveway / Garage:



A driveway provides useful off street parking for two family sized cars. A single garage provides additional off street parking and can be used as a useful space for storage

Council Tax Band & EPC Rating:

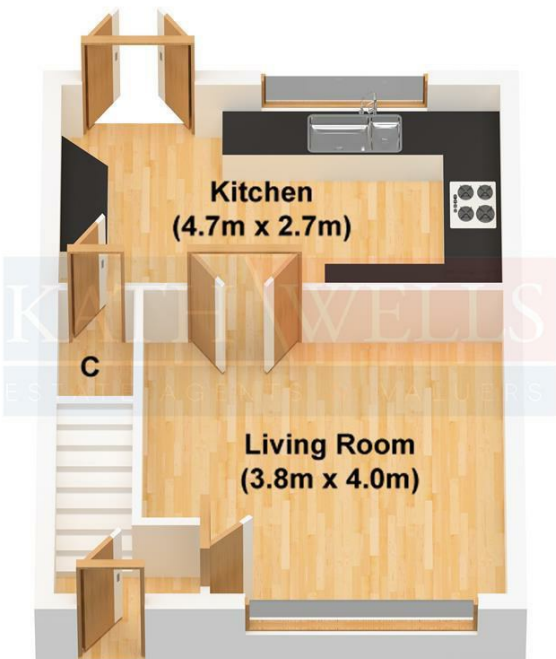
Council Tax Band: C / EPC Rating: C

EPC Link:

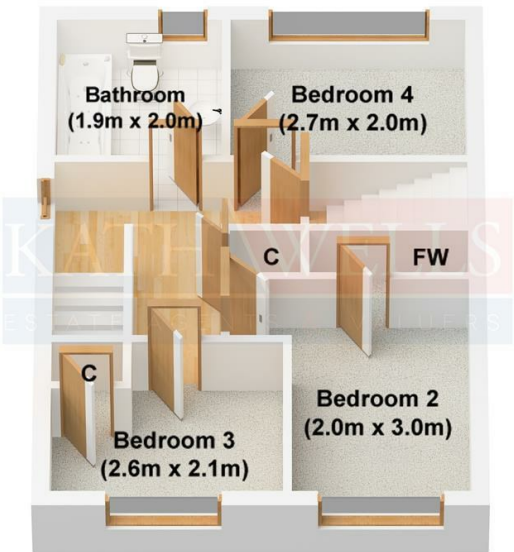
<https://find-energy-certificate.service.gov.uk/energy-certificate/8602-3246-0002-0522-7106>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



Second Floor

