



3 Chiltern Court Leeds



3 Bedroom House - Townhouse £325,000

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GROUND FLOOR:

Entrance Hallway:

Access via a part glazed front entrance door, double glazed window, stairs rising to the first floor

Living Room:



Double glazed window, fire place & hearth with an inset fire, television point, central heating radiator

Fitted Dining Kitchen:



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

FIRST FLOOR:

Landing:



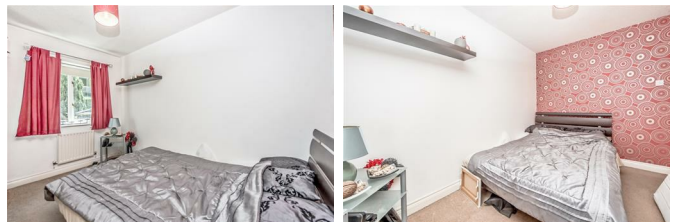
Access to the first floor accommodation, access to a loft space

Bedroom One:



Double glazed window, fitted wardrobes, storage cupboard, central heating radiator

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator

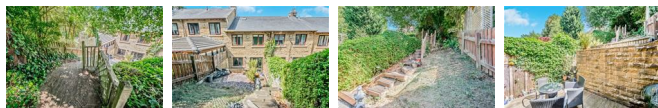
Bathroom / WC:



Double glazed Velux window, panelled bath with a plumbed shower above, low flush WC, wash basin set into a vanity unit, ladder style central heating radiator

TO THE OUTSIDE:

Gardens:



The rear garden is tiered and comprises of a decked patio, a lawn & the garden is fully enclosed. The front garden is low maintenance.

Off Street Parking / Driveway / Double Garage:



A driveway provides useful off street parking for two family sized cars. A large garage (which has an electric garage door as well as power & lighting), provides an additional space and would make a great outside storage space. It can also be converted into a large utility room or workshop.

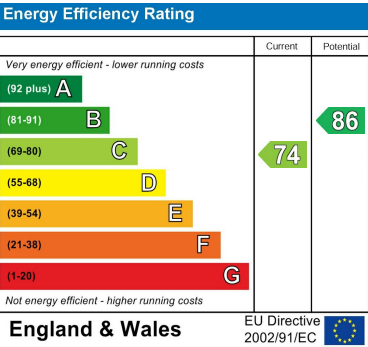
Council Tax Band & EPC Rating:

Council Tax Band: D / EPC Rating: C

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.

Energy Efficiency Graph



Ground Floor

