KATH | WELLS

ESTATE AGENTS & VALUERS

227 Green Hill Road
Leeds

3 Bedroom House - Semi-Detached
£215,000

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Web Site
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email
sales@kathwells.com

227 Green Hill Road, Leeds, West Yorkshire, LS13 4AJ

GROUND FLOOR:

Hallway:

A good sized hallway, access via a part glazed door, double glazed window, central heating radiator, stairs rising to the first floor

Living Room & Dining Area:

Double glazed window, double glazed French doors opening onto the rear garden, a modern feature fire place, ample space for a range of living room and dining room funiture, central heating radiator

Fitted Breakfast Kitchen:

Double glazed window, a range of fitted wall, drawer & base units, work surfaces, cooker point with an extractor fan above, integral slimline dishwasher, an inset sink and drainer with a mixer tap, space for a breakfast / dining table, central heating radiator

Utility Room:

Double glazed window, external door giving access to teh garden, plumbing for an automatic washing machine, space for a tumble dryer

FIRST FLOOR:

Landing:

Access to teh first floor accommodation, storage cupboard

Bedroom One:

Double glazed windopw, central heating radiator, a range of fitted / built-in storage

Bedroom Two:

Double glazed windopw, central heating radiator, a range of fitted / built-in storage

Bedroom Three:

Double glazed window, central heating radiator

Shower Room / WC:

Double glazed window, a modern white suite comprising of a glazed shower cubicle with shower, wash basin and low flush WC set into a vanity unit, ladder style central heating radiator

TO THE OUTSIDE:

Gardens:

The front garden is mainly open plan and used for parking. The rear garden has a paved patio / seating area and tiered beds.

Off Street Parking / Driveway:

A block paved driveway provides useful off street parking for several family sized cars

Council Tax Band & EPC Rating:

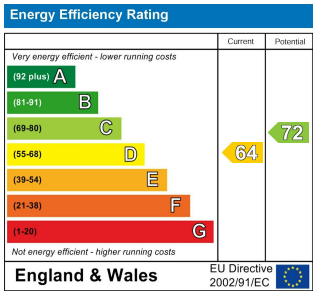
Council Tax Band: B / EPC Rating: D

EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2230-0630-2076-4525

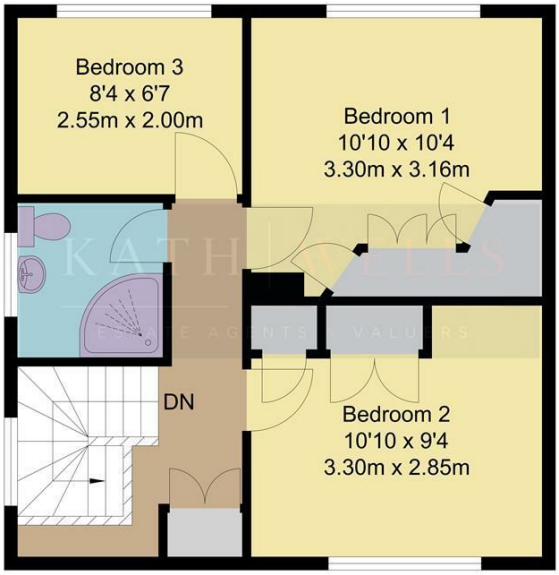
Anti-Money Laundering (AML) Checks:

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. 42.00 sqm.
(452.00 sqft.)



First Floor
Approx. 36.60 sqm.
(394.00 sqft.)