KATH | WELLS

ESTATE AGENTS & VALUERS

3 Stephenson Way
Leeds



4 Bedroom House - Detached
£450,000

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GROUND FLOOR:

Hallway:
Access via a front entrance door, central heating radiator, internal access to the integral garage / utility area

Cloakroom / WC:



Double glazed window, low flush WC, wash basin

Open Plan Living Room / Dining Area:






Double glazed windows, French doors opening onto the conservatory, open plan stairscase rising to the first floor, a modern fireplace with an inset living flame gas fire, inset ceiliung lights, engineered Oak flooring, ample space for a range of living room and dining room furniture

Orangery:




A double glazed orangery with a dwarf wall, double glazed French doors opening onto the rear garden, two mopden central heating radiators, two remote controlled Velux windows with blinds

Fitted Breakfast Kitchen:





Double glazed window, two 'sun tunnels' throwing natural light into the room, a modern range of fitted wall, drawer & base units, quartz work surfaces, a range of integral appliances (electric double oven / grill, 5 burner gas hob, extractor hood, dishwasher, fridge / freezer), an inset sink and drainer, pelmet and plynth lighting, a dining / breakfast area with ample space for a table and chairs, vertical central heating radiator.

Snug / Study:




Double glazed window, engineered Oak flooring, a log effect living flame fire, central heating radiator

FIRST FLOOR:

Landing:



Double glazed window, access to the first floor accommodation, central heating radiator, storage cupboards, access to an insulated loft space

Separate WC:



Double glazed window, a modern white suite comprising of a low flush WC with a concealed cistern, wash basin set into a vanity unit, ladder style central heating radiator / towel warmer

Bedroom One:




Double glazed window, central heating radiator, a range of fitted wardrobes / storage

En-suite Shower Room / Family Shower Room / WC



Used as an en-suite shower room for bedroom one / a family shower room: Double glazed window, a modern white suite comprising of a walk-in shower area with a glazed side screen and a plumbed shower, wash basin set into a vanity unit, low flush WC with a concealed cistern, modern tiling, extractor fan, ladder style central heating radiator / towel warmer

Bedroom Two:





Double glazed window, central heating radiator, a range of fitted wardrobes / storage

En-suite Shower Room / WC:



Double glazed window, a modern white suite comprising of a glazed shower cubicle with shower, wash basin set into a vanity unit

Bedroom Three:





Double glazed window, central heating radiator, a range of fitted wardrobes / storage

Bedroom Four:



Double glazed window, central heating radiator

TO THE OUTSIDE:











Gardens:









The rear garden is mainly low maintenance with paved patio / seating areas, planted beds, an outside tap, external lightiung and power points. The front garden has a lawn and a variety of ornamental shrubs and plants.

Double Garage:

A double glarage with an electric door, power and light. There is a utility area to the rear of the garage with plumbing for an atomatic washing machine and an internal door giving access to the hallway

Off Street Parking / Driveway:

A shared driveway with a 'ranch style gate' gives access to the property. A private block paved area and driveway provides usefull off street parking and access to teh double garage

EPC Link:

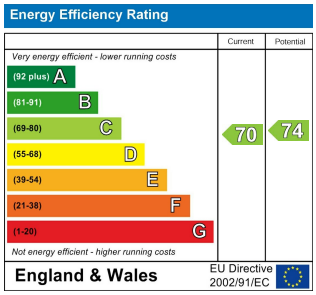
https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2717-8660-2826-3345

Council Tax Band & EPC Rating:

Council Tax Band: E / EPC Rating: C

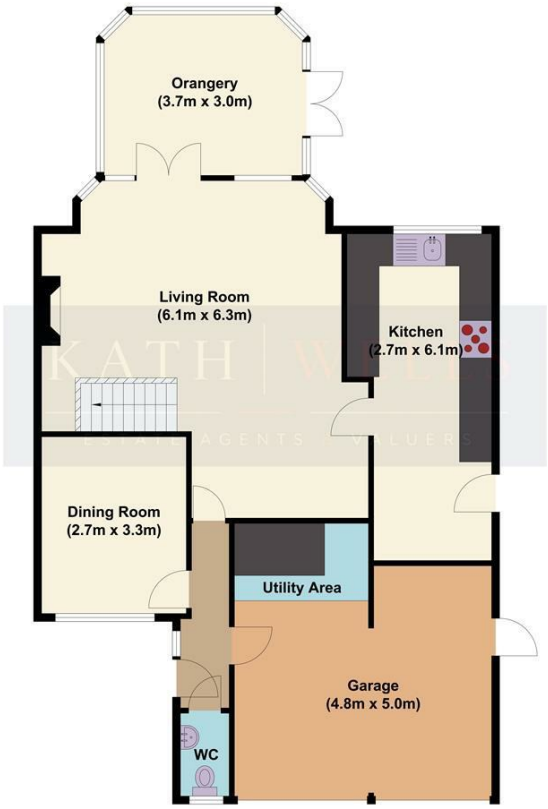
Anti-Money Laundering (AML) Checks:

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.



Floor Plan

Ground Floor



First Floor

