KATH | WELLS

ESTATE AGENTS & VALUERS

18 Lawns Green
Leeds



3 Bedroom House - Detached
£260,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

Web Site
www.kathwells.com

email
sales@kathwells.com

18 Lawns Green, Leeds, LS12 5RR

GROUND FLOOR:

Front Entrance Porch:
Access via a part glazed front entrance door

Living Room:




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

Inner Hallway:
Double glazed window, stairs rising to the first floor accommodation

Fitted Dining Kitchen:



Part glazed door giving access to the rear, double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas hob, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, two good sized storage cupboards

FIRST FLOOR:

Landing:
Double glazed window, access to the first floor accommodation, access to a loft space, central heating radiator

Bedroom One:




Double glazed window, fitted wardrobes, central heating radiator

Bedroom Two:




Double glazed window, fitted wardrobes, central heating radiator

Bedroom Three:




Double glazed window, central heating radiator

Bathroom / WC:




Double glazed window, a three piece suite comprising of a paneled bath with an electric shower above, low flush WC, wash basin, central heating radiator

TO THE OUTSIDE:

Gardens:



The front garden is low maintenance & includes a lawn. The rear garden is a good size & comprises of a lawn, a paved patio & is fully enclosed.

Off Street Parking / Driveway:



A driveway provides off street parking for a family sized car

Council Tax Band & EPC Rating:

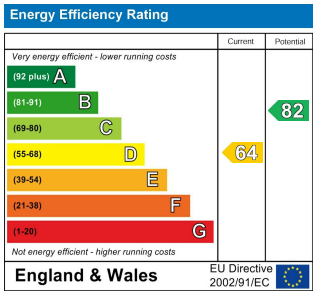
Council Tax Band: C / EPC Rating: D

EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/2050-6929-0060-0296-6701

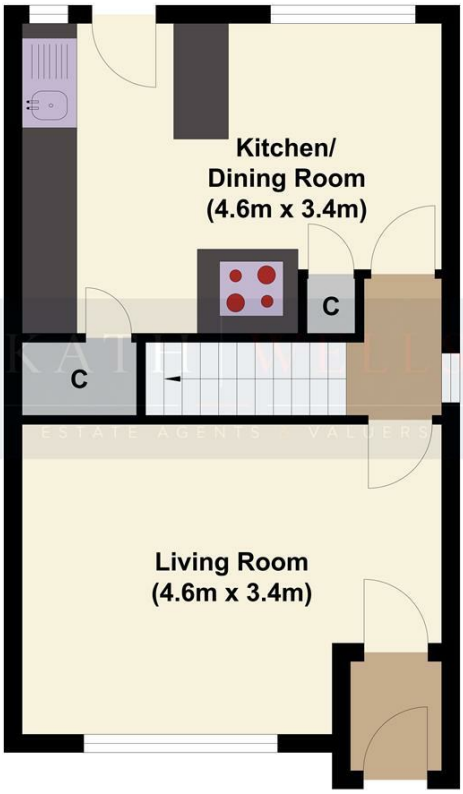
Anti-Money Laundering (AML) Checks:

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

