



12 Lynwood View Leeds



2 Bedroom House - Semi-Detached £220,000

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12 Lynwood View, Wortley, Leeds, West Yorkshire, LS12 4AB

GROUND FLOOR:

Fitted Dining Kitchen:



Access via a part glazed front entrance door, double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooker point, extractor fan above, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, central heating radiator, a good sized dining / breakfast area with built in seating

Living Room:



Double glazed door giving access to the rear garden, stairs rising to the first floor, log burner, central heating radiator

FIRST FLOOR:

Landing:

Access to the first floor accommodation

Bedroom One:



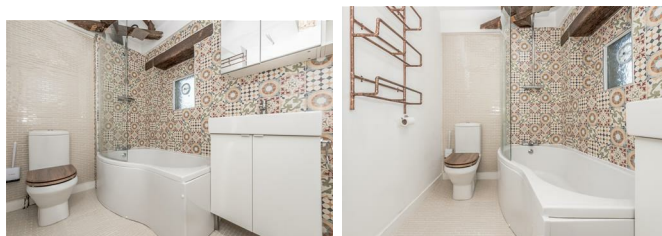
Double glazed window, fitted wardrobes / storage cupboards, central heating radiator

Bedroom Two:



Double glazed window, central heating radiator, a good sized second double bedroom

Bathroom / WC:



Double glazed window, a bathroom suite comprising of a panelled bath with a plumbed rainfall shower above, low flush WC, wash basin set into a vanity unit, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:



Gardens:



The rear garden garden is a good size and comprises of a paved patio which can be used for alfresco dining. There is also a good sized lawn which can be used for entertainment. The front garden is low maintenance.

Off Street Parking / Driveway:



To the front of the property, there is parking for a good sized family car.

Council Tax Link & EPC Rating:

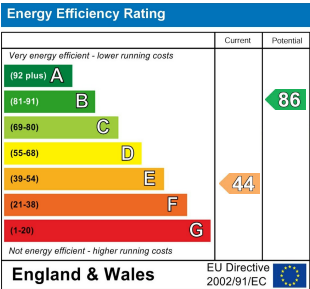
Council Tax Band: B / EPC Rating: E

EPC Link:

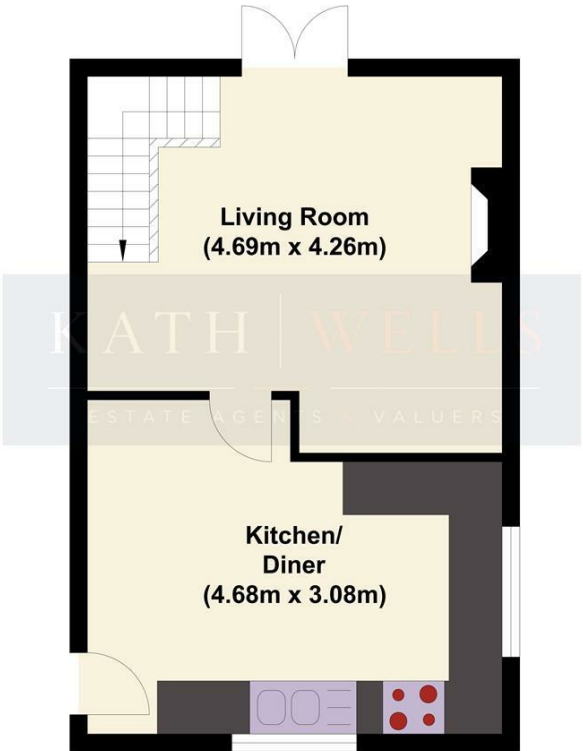
https://find-energy-certificate.service.gov.uk/energy-certificate/0410-3911-7209-0659-1204

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.



Ground Floor



First Floor

