KATH | WELLS

ESTATE AGENTS & VALUERS

2 Silver Royd Garth
Leeds



3 Bedroom House - Townhouse
£199,995

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GROUND FLOOR:

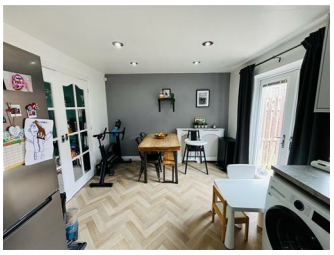
Hallway:
Access via a part glazed front entrance door, stairs rising to the first floor, central heating radiator

Living Room:




Double glazed bay window, a feature fire place, television point, central heating radiator, glazed double doors through to the dining kitchen

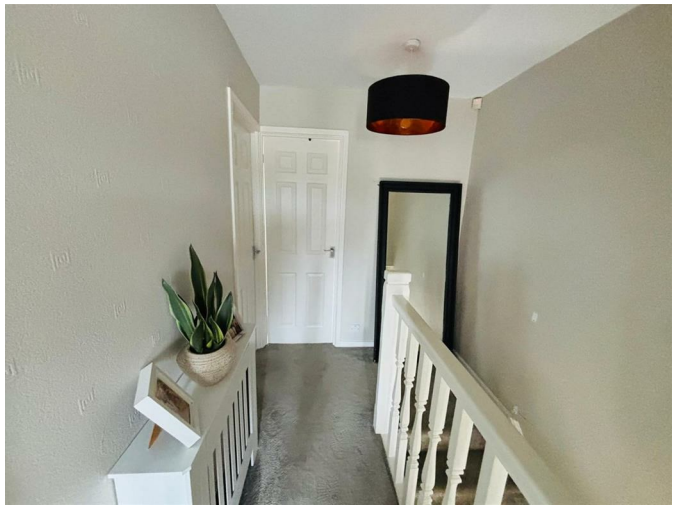
Fitted Dining Kitchen:

Double glazed window, double glazed French doors opening onto the rear garden, a modern range of fitted wall, drawer & base units, work surfaces, stainless steel sink and drainer, a range of integral kitchen appliances (electric oven / grill, gas hob, extractor hood, slimline dishwasher), space for a fridge / freezer, plumbing for an automatic washing machine, ample space for a dining table and chairs, central heating radiator, inset ceiling lights

FIRST FLOOR:

Landing:



Access to the first floor accommodation, storage cupboard

Bedroom One:



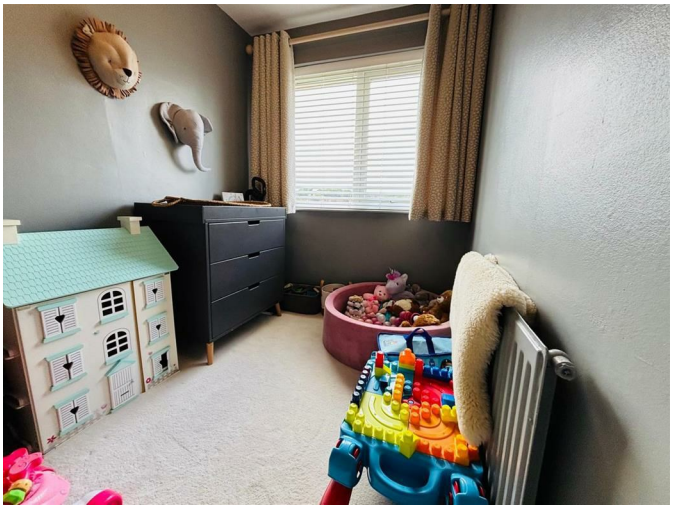
Double glazed window, central heating radiator, a range of fitted wardrobes and storage

Bedroom Two:



Double glazed window, central heating radiator, storage cupboard, stairs rising to the loft room

Bedroom Three:



Double glazed window, central heating radiator

Loft Room:





Double glazed Velux window, central heating radiator, storage cupboards

Bathroom / WC:



Double glazed window, a modern white suite comprising of a paneled shower bath with a glazed screen and a plumbed shower above (rainfall head & hand wand), wash basin and low flush WC set into a vanity unit, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:

Gardens:





The front garden is open plan and has an artificial lawn. The rear garden is enclosed and has an artificial lawn, a paved patio / seating area and garden storage

Off Street Parking:



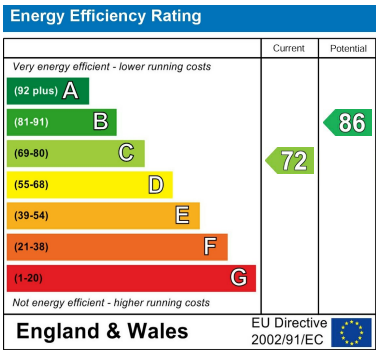
A block paved area to the front of the property provides useful off street parking

EPC Link:
https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2954-5240-2707-5521

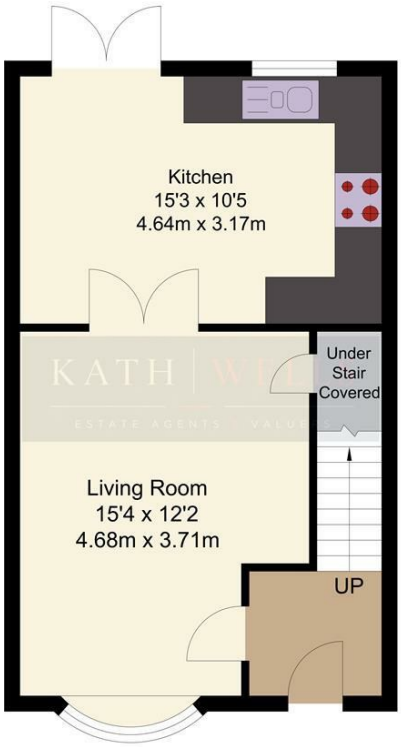
Council Tax Band & EPC Rating:
Council Tax Band: B / EPC Rating: C

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.

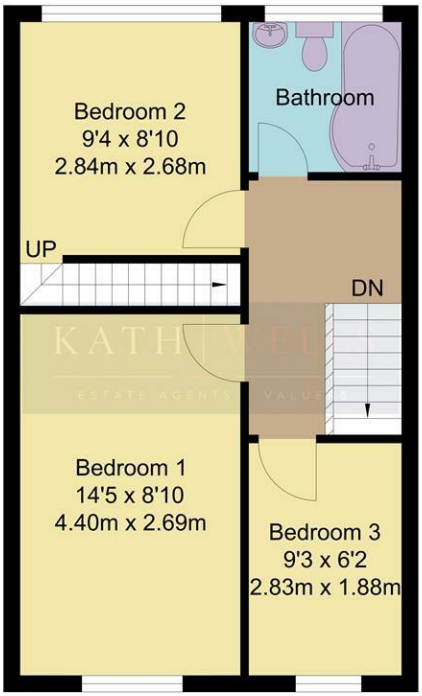
Energy Efficiency Graph



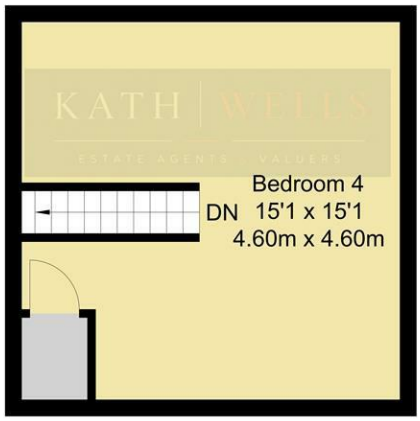
Floor Plan



Ground Floor
Approx. 37.42 sqm.
(402.78 sqft.)



First Floor
Approx. 36.92 sqm.
(397.40 sqft.)



Second Floor
Approx. 21.16 sqm.
(227.76 sqft.)