

# KATH WELLS

ESTATE AGENTS & VALUERS



**170 Blue Hill Lane, Leeds, LS12 4NZ**

**Reduced To £269,995**

**NEW PRICE - DONT THIS THIS ONE.** A deceptively spacious TWO BEDROOM DETACHED BUNGALOW which would benefit from some MODERNISATION & UPDATING throughout. Although the property does require some improvement it benefits from having DOUBLE GLAZING, GAS CENTRAL HEATING, a LARGE REAR GARDEN and OFF STREET PARKING making it an ideal purchase for a variety of buyers.

Briefly throughout the accommodation comprises of an ENTRANCE HALLWAY with access to all rooms, a large LIVING ROOM with a fireplace and hearth, a DINING KITCHEN with ample space for a table and chairs, a UTILITY ROOM with external access to the rear garden and plumbing for an automatic washing machine, TWO DOUBLE BEDROOMS (one of which has a range of fitted wardrobes), a BATHROOM with a shower over the bath, and a SEPARATE WC.

Externally there are mature gardens to the front and rear. The front garden is enclosed by a hedge and has a lawn. The rear garden is quite large and is mainly laid to lawn with mature planting, hedging and borders. Local amenities, well regarded schools, and bus routes to surrounding areas are all within walking distance. Leeds City centre, the M621 motorway network and Bramley Railway Station are all a short drive away making the major commercial centre of West Yorkshire and easy commute.

Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com Council Tax Band: C / EPC Rating: D



## GROUND FLOOR:

### Entrance Hallway:



Access via a front entrance door, central heating radiator, storage cupboards, access to the ground floor accommodation

### Living Room:



Double glazed window, fireplace and hearth with an electric fire, wall lights, central heating radiator

### Dining Kitchen:



Double glazed windows, a range of wall, drawer & base units, work surfaces, stainless steel sink and drainer, cooker point, space for a fridge / freezer, ample space for a dining / breakfast table and chairs, storage cupboard / pantry

### Utility Room:

Double glazed window, external door giving access to the rear garden, plumbing for an automatic washing machine

### Bedroom One:



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

### Bedroom Two:



Double glazed window, central heating radiator

### Bathroom:



Double glazed window, a coloured suite comprising of a paneled bath with a shower above, wash basin, central heating radiator

### Separate WC:



Double glazed window, low flush WC

### TO THE OUTSIDE:



## Gardens: Rear



A large rear garden which is mainly laid to lawn with some planting and mature borders. There is a greenhouse, garden buildings and access to an under-house storage area

## Gardens Front



The front garden is enclosed by a hedge and has a lawn

## Off Street Parking / Drive & Garage:



A gated driveway provides useful off street parking and access to a single detached garage which has power and light

## EPC Link:

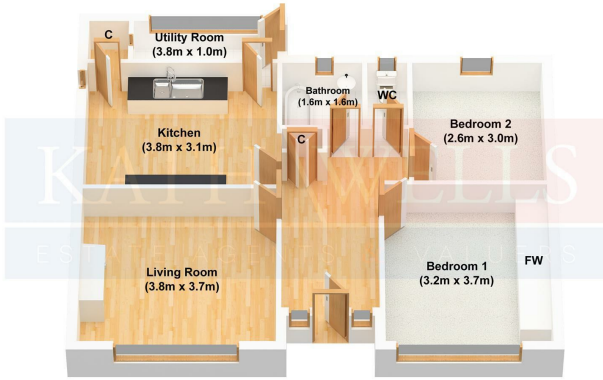
<https://find-energy-certificate.service.gov.uk/energy-certificate/2020-3109-3050-8203-1701>

## Council Tax Band & EPC Rating:

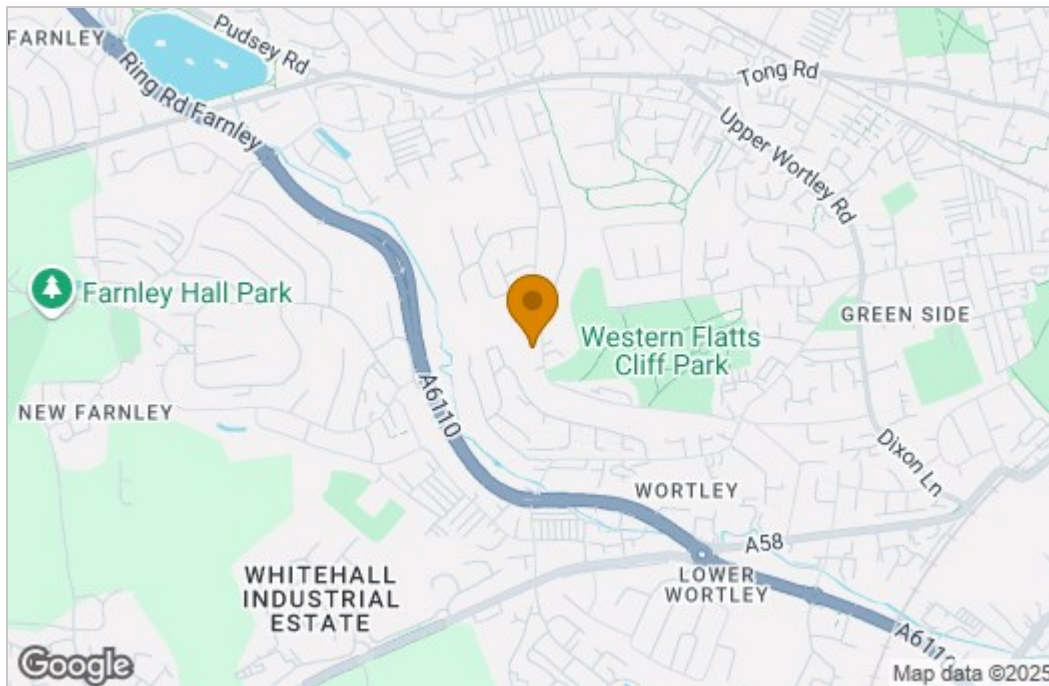
Council Tax Band: C / EPC Rating: D



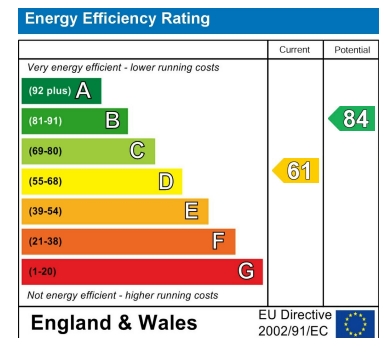
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.