

# KATH WELLS

ESTATE AGENTS & VALUERS



## 3 Eightlands Lane, Leeds, LS13 2BT

**£225,000**

A very well presented and maintained THREE BEDROOM DETACHED situated in a popular and sought after residential area of Bramley; benefiting from, SPACIOUS LIVING ACCOMMODATION throughout, a private and enclosed rear garden and a driveway offering off road parking, leading to a detached garage.

Briefly throughout the property comprises of, to the ground floor: ENTRANCE HALL with stairs rising to the first floor, a GOOD SIZED LIVING ROOM with a large window over looking the front garden, a DINING KITCHEN with patio doors opening onto the rear garden. To the first floor there are TWO DOUBLE BEDROOMS, a further larger then average SINGLE BEDROOM, and a FAMILY SHOWER ROOM / WC with a DOUBLE WALK IN SHOWER.

Externally the property is situated at the head of a popular street with other similar style properties, double gates across the driveway providing private parking for at least two cars, leading to a detached garage. A private and enclosed garden is to the rear which is mainly paved with established trees.

Local amenities are close to hand and within walking distance. Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 2311 033 / sales@kathwells.com

EPC Rating: D

## GROUND FLOOR:

### Entrance Porch:

Double glazed entrance door and windows, useful space ideal for shoes, coats and bags.

### Entrance Hall:

Inner door, built in cupboard for storage, central heating radiator, access to all downstairs rooms, stairs leading to First Floor.

### Living Room:



Larger than average room with a double glazed window overlooking the front garden, central heating radiator, Adam style fire surround. Newly carpeted.

### Dining Kicten



Double glazed window to the rear, patio doors to the rear leading to a spacious dining area, range of wall, base and drawer units with washable work surface over which are dated but perfectly serviceable, sink unit with mixer tap. Central heating radiator.

## FIRST FLOOR:

### Landing:

Access to all rooms, access to the loft. Storage cupboard over the stairs offering plenty of space to accommodate towels and bedding.

### Bedroom One:



Double glazed window to the front, central heating radiator, fitted wardrobes providing clothes storage whilst offering ample space for bed and drawer units.

### Bedroom Two:



Double glazed window to the rear elevation, central heating radiator, built in wardrobes.

### Bedroom Three:



Double glazed window to the front elevation, central heating radiator, wardrobe fitted onto the bulkhead, ideal as a nursery, office or occasional bedroom.

### Shower Room / W.C



Frosted double glazed window to the rear, large upright heated towel rail, full width shower cubicle with a shower powered off the mains, pedestal wash hand basin and low flush w.c, waterproof panelling around the shower area, partially tiles to the other walls. The suite is slightly dated but fully serviceable.

## TO THE OUTSIDE:

### **Gardens:**



The garden to the front is established with flower beds with a driveway to the side. There is a low maintenance garden to the rear which is mainly paved, established trees.

### **Driveway:**

Double wrought iron gates leading to suitable space for at least two cars, leading to a detached garage.

### **Detached Garage:**



Detached garage with an up and over door.

### **EPC Link:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0401-4247-6002-0001-7206>

## Floor Plan



Ground Floor  
Approx. 39.35 sqm.  
(423.55 sqft.)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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