

KATH | WELLS

ESTATE AGENTS & VALUERS

12 Claremont Street Leeds



2 Bedroom House - Back to Back £110,000

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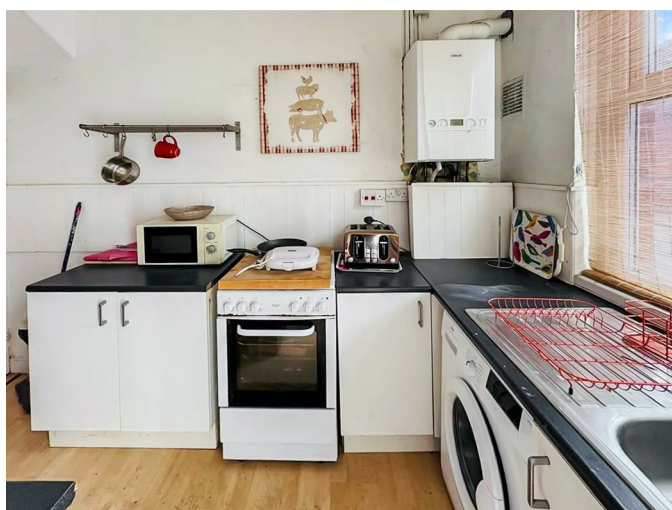
GROUND FLOOR:

Living Room:



Access via a front entrance door, double glazed window, central heating radiator, stairs rising to the first floor accommodation

Kitchen:



Double glazed window, a range of fitted draw & base units, work surfaces, electric cooking point, sink & drainer, plumbing for an automatic washing machine, space for a fridge / freezer, access to the cellar

Cellar:

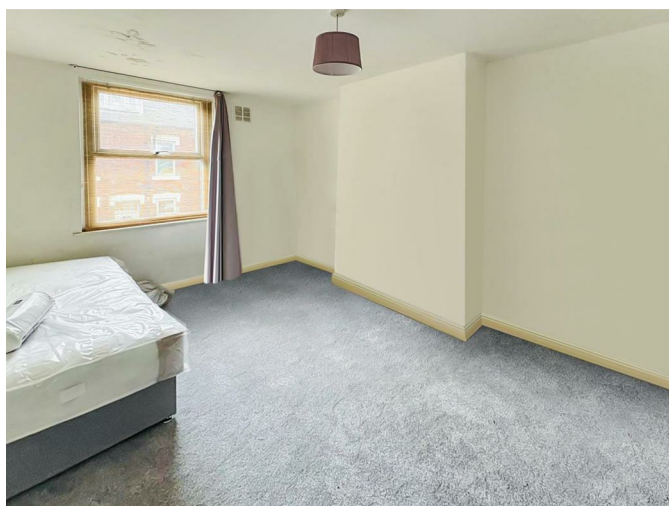
The cellar provides a useful storage space

FIRST FLOOR:

Landing:

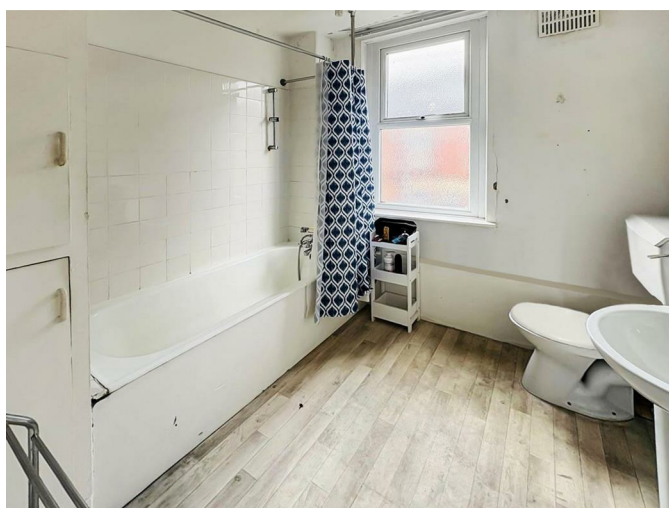
Access to the first floor accommodation, stairs rising to the second floor

Bedroom One:



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

Bathroom / WC:



Double glazed window, a three piece suite comprising of a panelled bath, low flush WC, wash basin, central heating radiator

SECOND FLOOR:

Landing / Study Area:

A landing which provides enough space to be used as a study area / home office

Bedroom Two:



Double glazed window, central heating radiator

EPC Link:

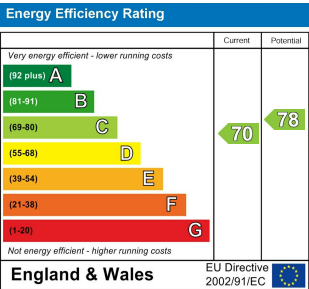
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Council Tax Band & EPC Rating:

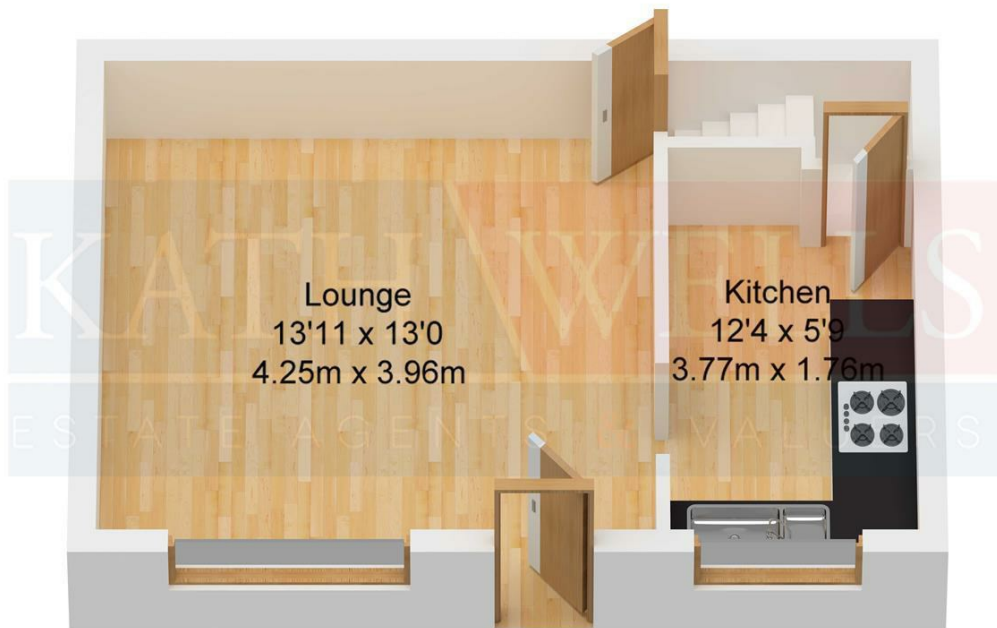
Council Tax Band: A / EPC Rating: C

Property Tour

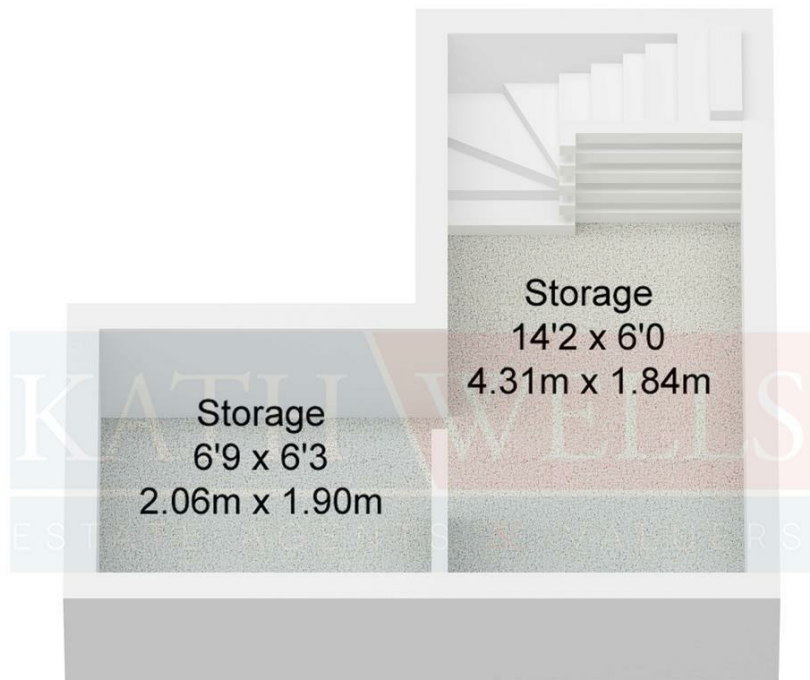
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Floor Plan



Ground Floor
Approx. 24.20 sqm.
(260.80 sqft.)



Basement
Approx. 11.92 sqm.
(128.30 sqft.)