

KATH WELLS

ESTATE AGENTS & VALUERS



123 Town Street, Leeds, LS12 3HG Offers In The Region Of £239,995

A DECEPTIVELY SPACIOUS FOUR DOUBLE BEDROOM END TOWN HOUSE situated in a popular residential area. The property is being sold CHAIN FREE ON COMPLETION and has the benefits DG, Gas CH and LUXURY FITTINGS & FIXTURES throughout making this an ideal family home for a variety of buyers.

To the ground floor the accommodation comprises of a LARGE DINING KITCHEN with an ample range of cabinets, INTEGRAL KIRCHEN APPLIANCES and a dining area with space for a large dining table and chairs, an INNER HALLWAY with access to the upper floors, a CLOAKROOM / WC with a white suite and a GOOD SIZED LIVING ROOM with French doors opening onto the rear garden, and a large under-stairs storage cupboard.

To the first floor there are TWO DOUBLE BEDROOMS, and a FAMILY BATHROOM with a modern white suite and a shower over the bath. To the second floor there TWO DOUBLE BEDROOMS each of which has an EN-SUITE SHOWER ROOM / WC.

Externally there is an enclosed and private REAR GARDEN which has a decked seating area and an artificial lawn.

GROUND FLOOR:

Fitted Dining Kitchen



Access via a part glazed front entrance door, double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, integral kitchen appliances (electric double oven / grill, four burner gas hob, extractor hood, automatic washing machine, dishwasher, fridge / freezer), LED plinth lighting, an inset 1 1/4 bowl sink and drainer, inset ceiling lights, tiled flooring, central heating radiator, ample space for a large dining table and chairs

Inner Hallway:

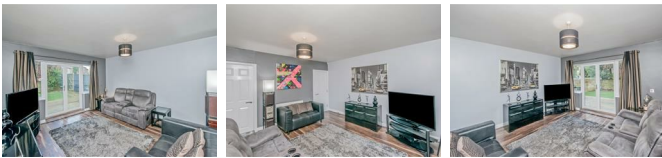
Stairs rising to the first floor, laminated flooring

Cloakroom / WC:



A modern white suite comprising of a low flush WC, wash basin, central heating radiator, inset ceiling lights

Living Room:



Double glazed windows, double glazed French doors opening onto the rear garden, central heating radiator, laminated flooring, television point, large under-stairs storage cupboard

FIRST FLOOR:

Landing:

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

Bedroom Three:



A large double bedroom, double glazed window, laminated flooring

Bedroom Four:



A large double bedroom, double glazed window, laminated flooring

Family Bathroom / WC:



A modern white suite comprising of a panelled bath with a glazed side screen and plumbed shower above, wash basin, low flush WC, ladder style central heating radiator

SECOND FLOOR:

Landing:

Access to the second floor accommodation, access to the loft space

Bedroom One:



A large double bedroom, double glazed window, laminated flooring

En-suite Shower Room / WC:



A glazed shower cubicle with a electric shower, wash basin set into a vanity unit, low flush WC, ladder style central heating radiator / towel warmer, inset ceiling lights

Bedroom Two:



A large double bedroom, double glazed window, laminated flooring

En-suite Shower Room / WC:

A glazed shower cubicle with a electric shower, wash basin set into a vanity unit, low flush WC, ladder style central heating radiator / towel warmer, inset ceiling lights

TO THE OUTSIDE:



Gardens:



A good sized, private and enclosed garden with a decked seating area and an artificial lawn

Council Tax & EPC Rating:

Council Tax: C / EPC Rating: C

EPC Link:

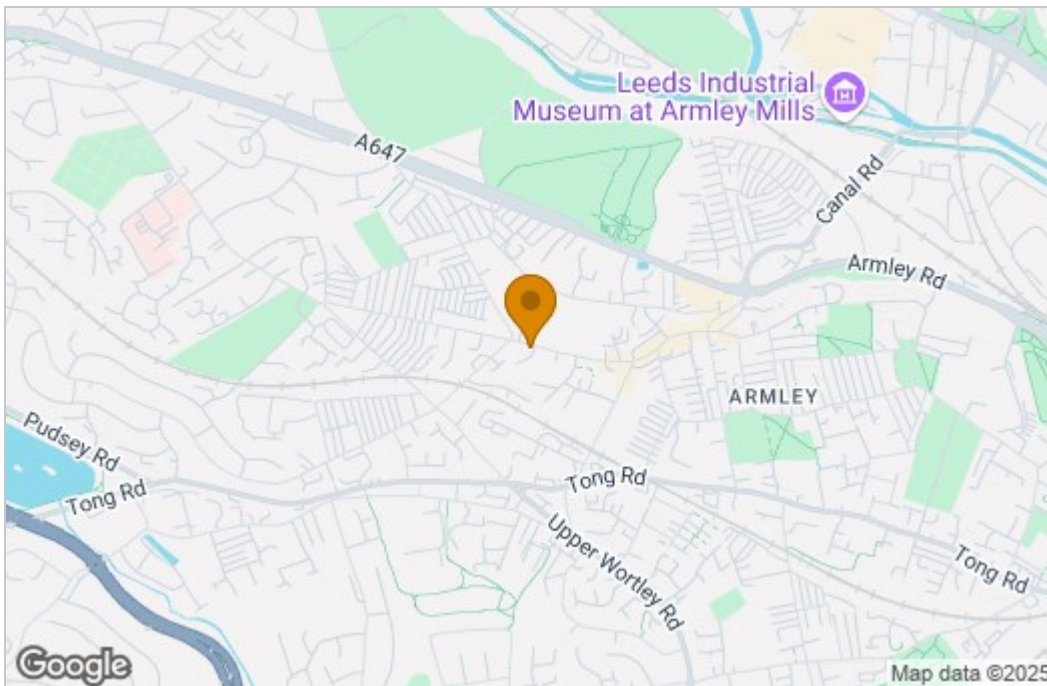
<https://find-energy-certificate.service.gov.uk/energy-certificate/2080-3169-6040-6299-5725>

Floor Plan

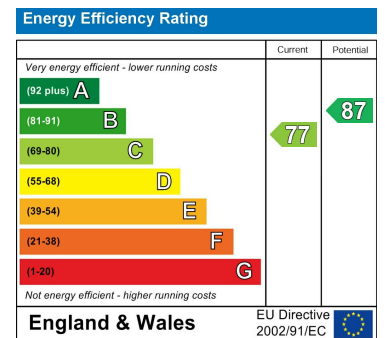
Ground Floor



Area Map



Energy Efficiency Graph



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