

KATH WELLS

ESTATE AGENTS & VALUERS



3 Fawcett Bank, Leeds, LS12 4TL Offers In The Region Of £135,000

* INTERNALLY ALTERED TO CREATE LARGER ROOMS ** CHAIN FREE ON COMPLETION ** POPULAR LOCATION ** GAS CH & DG ** FRONT & REAR GARDENS **
IDEAL INVESTMENT PROPERTY (potential rental income: £850.00 per month) *

A SPACIOUS THREE BEDROOM TOWN HOUSE being offered with NO ONWARD CHAIN ON COMPLETION situated in a popular residential area of Wortley close to local amenities such as shops, schools and transport links to surrounding areas. Leeds / Bradford City centres are within commuting distance as are the M62 and other West Yorkshire motorways.

The property has been internally altered to create larger rooms and benefits include DOUBLE GLAZING, GAS CENTRAL HEATING HEATING and GARDENS to the FRONT & REAR.

Internal viewing is highly recommended to avoid disappointment and to fully appreciate the benefits that this property has to offer. To arrange a viewing, contact our office on 0113 23110333 / sales@kathwells.com. EPC Rating: F

Ground Floor:

Entrance Porch:

Access via a part glazed UPVC front entrance door,, double glazed window to the front elevation, central heating radiator

Living Room:



Double glazed window to the front elevation, central heating radiator, under stairs storage area

Dining Kitchen:



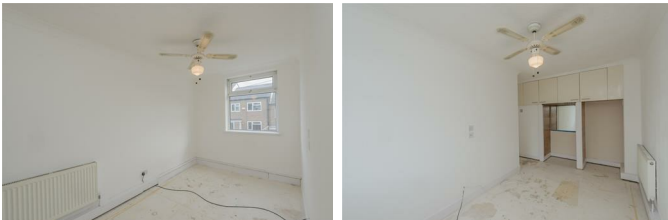
A range of wall, drawer and base units, stainless steel sink and drainer plumbing for a washing machine, double glazed window to the rear elevation, UPVC part glazed door leading to the rear garden

First Floor:

Landing:

Central heating radiator

Bedroom One:



Double glazed window to the rear elevation

Bedroom Two:



Double glazed window to the front elevation, central heating radiator, built in storage

Bedroom Three:



Double glazed window to the front elevation, central heating radiator

Bathroom / WC:



A three piece suite comprising of a bath with an electric shower over, a wash basin and a WC, double glazed window to the rear elevation, central heating radiator

To The Outside:

Gardens:



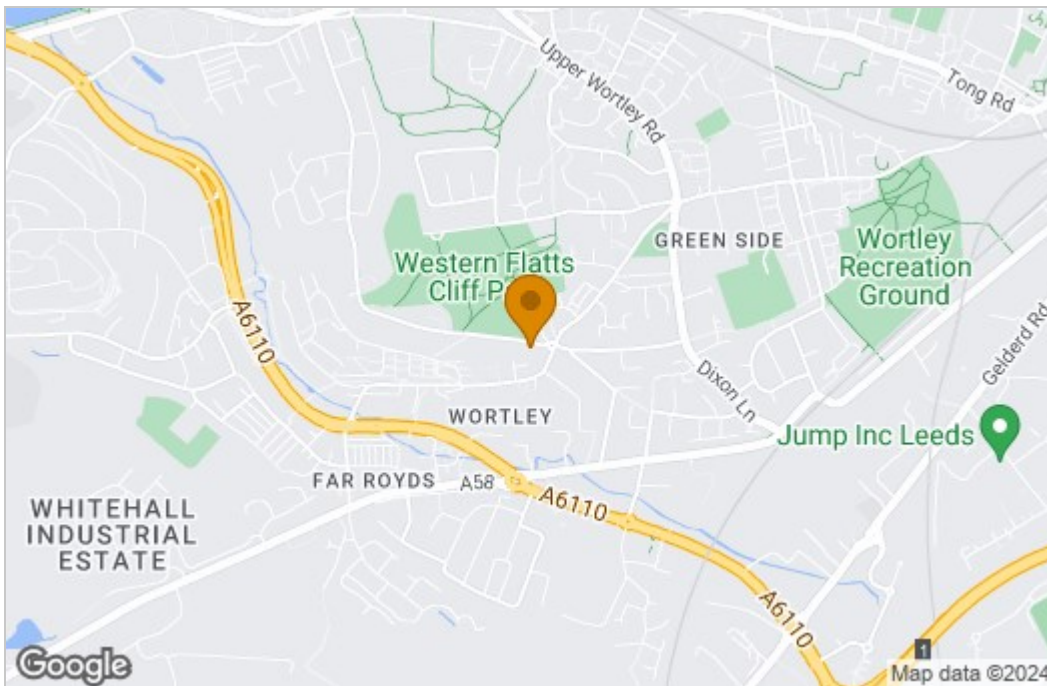
There is a shale garden to the front and a path leading to the front entrance door. The enclosed rear garden is paved with a brick built storage shed

Floor Plan

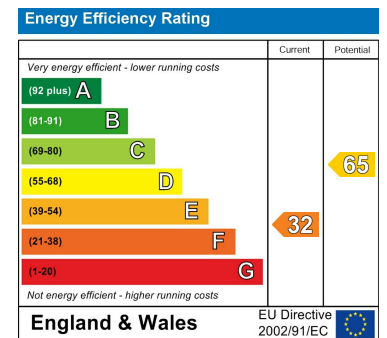


Ground Floor
Approx. 48.30 sqm.
(520.30 sqft.)

Area Map



Energy Efficiency Graph



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