

KATH WELLS

ESTATE AGENTS & VALUERS



1 Prince Edward Grove, Leeds, LS12 6AX Offers In The Region Of £215,000

HOT TUB INCLUDED !!!!

A well presented TWO DOUBLE BEDROOM SEMI DETACHED with outbuilding, & HOT TUB INCLUDED , situated amidst similar style property on a popular residential development within Wortley. This property is within walking distance of local amenities, shops, and well regarded schools, and is only a short drive from the M621 motorway, Bramley Railway Station, and Armley Sports & Leisure Centre making an ideal purchase for a variety of buyers, particularly a growing family.

To the ground floor the accommodation comprises of an ENTRANCE PORCH / CONSERVATORY / UTILITY ROOM, a good sized DINING ROOM with space for a dining table & chairs, and French doors opening onto the rear garden, a FITTED KITCHEN with an ample range of cabinets and worksurfaces, and a LIVING ROOM with a fireplace and hearth (the log burning stove is being left but needs connecting).

To the first floor there are TWO DOUBLE BEDROOMS, and a FAMILY SHOWER ROOM / WC with a modern white suite.

Externally there is a GARDEN to the front. The REAR GARDEN is a good size and has decked & paved patio / seating areas, an artificial lawn, a covered area with a HOT-TUB (included in the sale price), and large

GROUND FLOOR:

Entrance Porch / Conservatory / Utility Room:

A double glazed conservatory with a dwarf wall, access via a glazed entrance door, plumbing for an automatic washing machine (included), space for a fridge / freezer (included), access to the dining room / semi open plan kitchen

Dining Room:



Double glazed French doors opening onto the rear garden, ample space for a dining table and chairs, stairs rising to the first floor, semi open plan to the fitted kitchen, inset ceiling lights, central heating radiator

Fitted Kitchen:



Double glazed window to the rear, a range of fitted wall, drawer & base units, work surfaces, an inset stainless steel sink and drainer, a built under electric oven / grill, gas hob with an extractor above

Living Room:



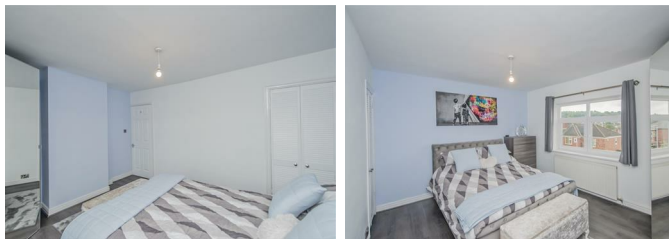
Double glazed window, central heating radiator, laminated flooring, television and telephone points, a fireplace and hearth with a wood burning stove (needs connecting)

FIRST FLOOR:

Landing:

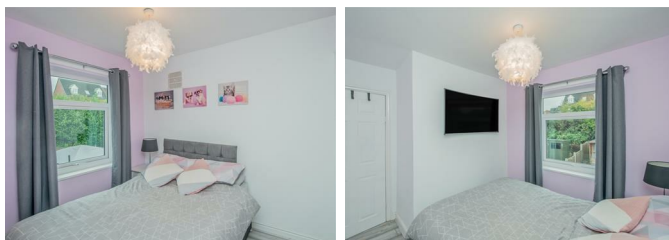
Access to the first floor accommodation, access to the loft space via a pull down loft ladder

Bedroom One:



Double glazed window, built-in storage cupboard, central heating radiator, laminated flooring

Bedroom Two:



Double glazed window, built-in storage cupboard, central heating radiator, laminated flooring

Shower Room / WC:



A modern suite comprising of a glazed shower cubicle with a plumbed shower, wash basin set into a vanity unit, low flush WC

TO THE OUTSIDE:



Off Street Parking:

A driveway provides useful off street parking for up to two family cars

Gardens, Summer House & Hot Tub:



The front garden is laid to lawn with some planting and low maintenance areas. The rear garden is a good size and benefits from having artificial lawns, paved and decked seating areas, a covered area with four to six seater hot-tub. There is a Summer House / Garden Room which could be used as a home office; this room has power and light, and a television point

Council Tax Band & EPC Rating:

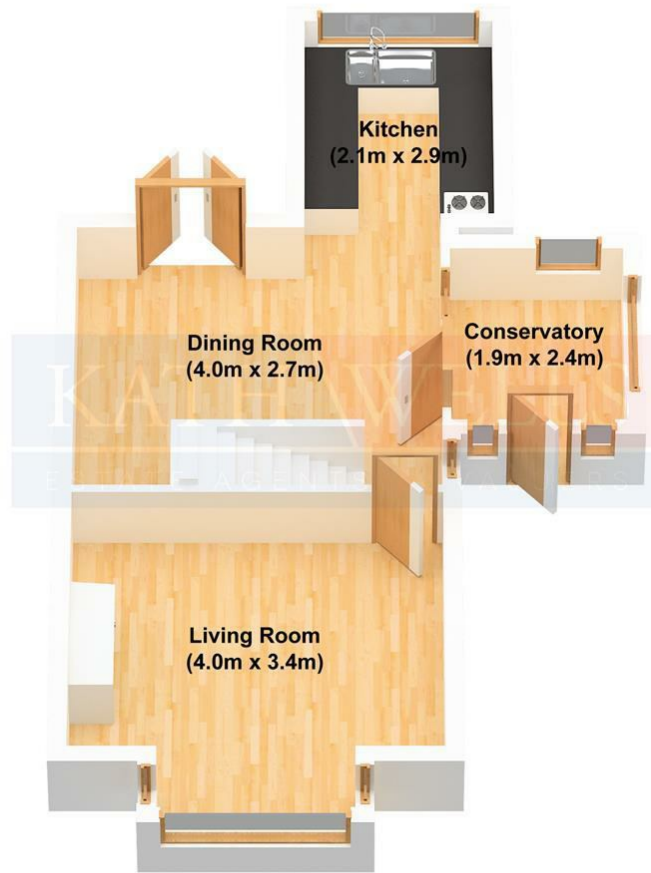
Council Tax Band: B / EPC Rating: D

EPC Link:

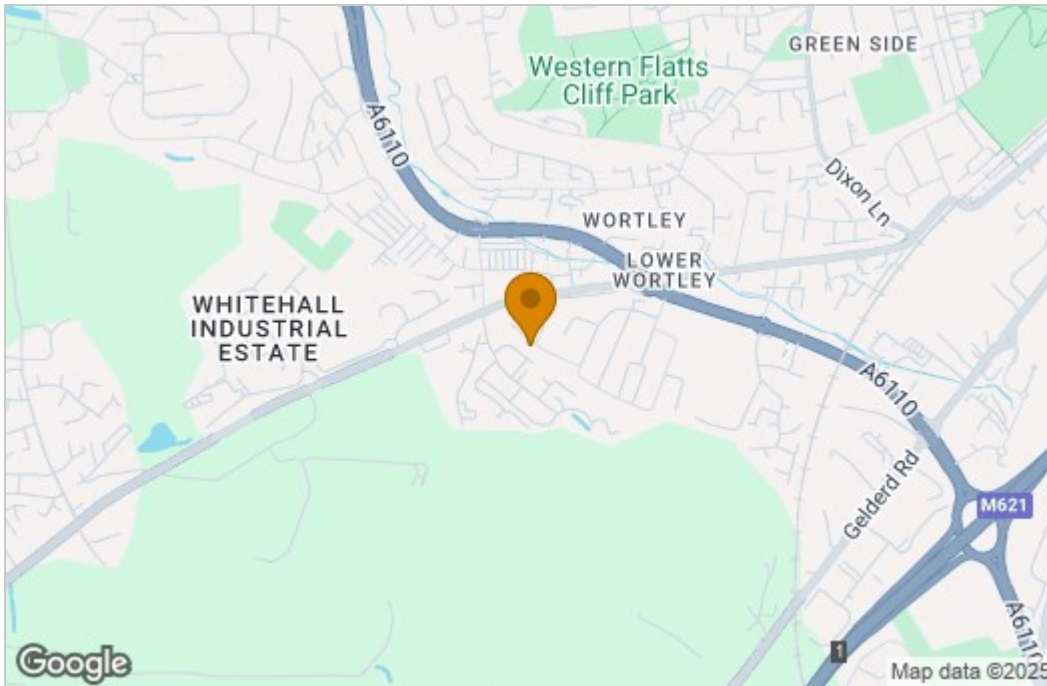
<https://find-energy-certificate.service.gov.uk/energy-certificate/0218-0207-1304-6718-2404>

Floor Plan

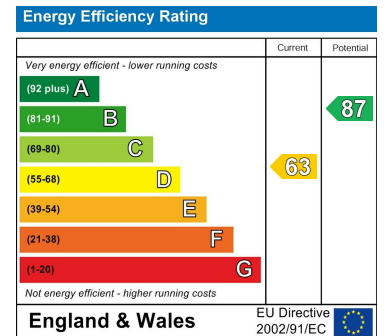
Ground Floor



Area Map



Energy Efficiency Graph



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