KATH | WELLS

ESTATE AGENTS & VALUERS

39 Lynwood Crescent
Leeds

3 Bedroom House - Semi-Detached
£250,000

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39 Lynwood Crescent, Leeds, West Yorkshire, LS12 4AT

GROUND FLOOR

Entrance Hallway:

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

Living room:

Double glazed bay window, television point, central heating radiator

Fitted Kitchen:

Part glazed rear door giving access to the rear garden, double glazed window, a range of fitted wall, drawer & base units, work surfaces, inset 1 1/4 bowl stainless steel sink & drainer, electric hob with a built under oven / grill, plumbing for an automatic washing machine, ample space for a fridge / freezer, built in breakfast counter, central heating radiator

Dining Room:

Double glazed window, central heating radiator, ample space for dining room furniture

FIRST FLOOR

Landing:

Double glazed window, access to first floor accommodation, access to the loft space

Bedroom one:

Double glazed bay window, central heating radiator, fitted wardrobes, good size double bedroom

Bedroom two;

Double glazed window, central heating radiator, fitted wardrobes

Bedroom Three:

Double glazed window, central heating radiator, a good size single bedroom

Shower room / WC

Double glazed window, a three piece suite comprising of a walk in shower cubicle with a plumbed shower above, low flush WC, wash basin, ladder style central heating radiator

TO THE OUTSIDE:

Gardens:

The rear garden is laid to lawn and enclosed by fencing. There is a shed providing useful space for storage. The front garden is enclosed by hedging

Council Tax Band & EPC Rating:

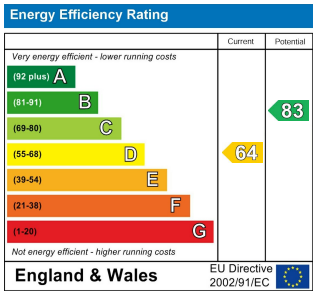
Council Tax Band: C / EPC Rating: D

EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/1720-2212-0170-2006-0663

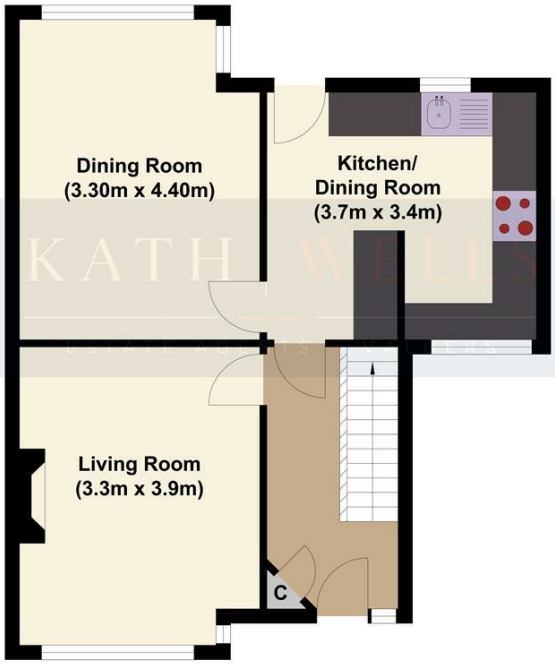
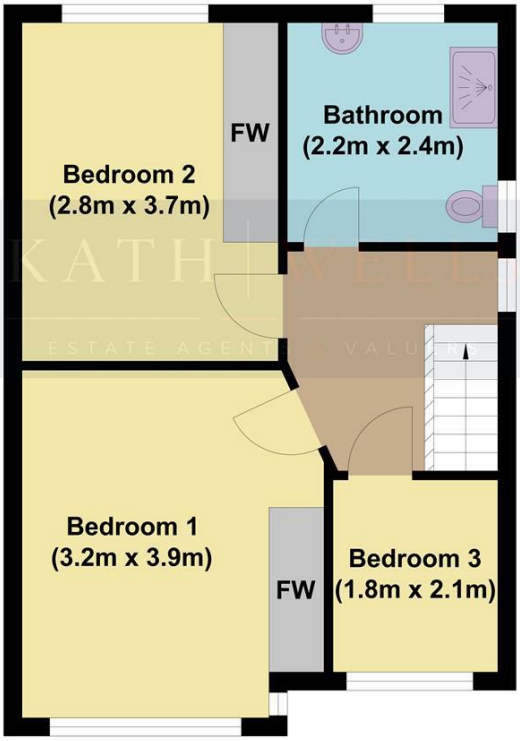
Anti-Money Laundering (AML) Checks:

By law, we must carry out Anti-Money Laundering (AML) checks to verify the identity of all buyers once an offer has been accepted. The cost is £35.00 plus VAT (£42.00 total) per buyer, and this fee is payable when your offer is accepted. These checks are a legal requirement for all purchasers.



Floor Plan

Ground Floor



First Floor