

KATH WELLS

ESTATE AGENTS & VALUERS



36 Clyde Chase, Leeds, LS12 1XQ Offers In The Region Of £139,995

A spacious END TOWN HOUSE situated amidst similar style property and conveniently located for access to Leeds City centre, the M621 motorway and a short drive from Leeds and Bramley Railway stations. This property is IN NEED OF REFURBISHMENT & UPDATING and would make an ideal purchase for either a FTB or a Landlord (possible rental income once refurbished CIRCA £725.00 pcm).

To the ground floor there is a HALLWAY with stairs rising to the first floor, a CLOAKROOM / WC with a white suite, a good sized LIVING ROOM / DINING AREA with ample space for a range of sitting room and dining room furniture, and a fitted kitchen with external access to the rear garden.

To the first floor there are THREE DOUBLE BEDROOMS, each of which has built-in storage, and a BATHROOM / WC with a white suite and an electric shower over the bath.

Externally there is a GARDEN TO THE FRONT. The REAR GARDEN is enclosed and mainly paved and has a brick built garden / storage shed.

Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com

Council Tax Band: A / EPC Rating: D

GROUND FLOOR:

Hallway:

Access via a front entrance door, storage cupboard, stairs rising to the first floor

Cloakroom / WC:



Double glazed window, a white suite comprising of a low flush WC and a wash basin

Living Room / Dining Area:



A good sized through room with double glazed windows to two aspects, central heating radiator, television point, laminated flooring

Fitted Kitchen:



Double glazed window, external door giving access to the rear, a range of fitted wall, drawer & base units, work surfaces, built under electric oven, electric hob, extractor hood, plumbing for an automatic washing machine, space for a fridge / freezer, stainless steel sink and drainer

FIRST FLOOR:

Landing:

Access to the first floor accommodation, storage cupboard

Bedroom One:



Double glazed window, central heating radiator, storage cupboard / wardrobe

Bedroom Two:



Double glazed window, central heating radiator, storage cupboard / wardrobe

Bedroom Three:



Double glazed window, central heating radiator, storage cupboard / wardrobe

Bathroom / WC:



Double glazed window, a white suite comprising of a spa bath with an electric shower above, his & hers sinks, low flush WC, central heating radiator

TO THE OUTSIDE:

Gardens:



The front garden has a lawn. The rear garden is enclosed and mainly paved with a brick built storage shed

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0828-9065-7298-5698-5934>

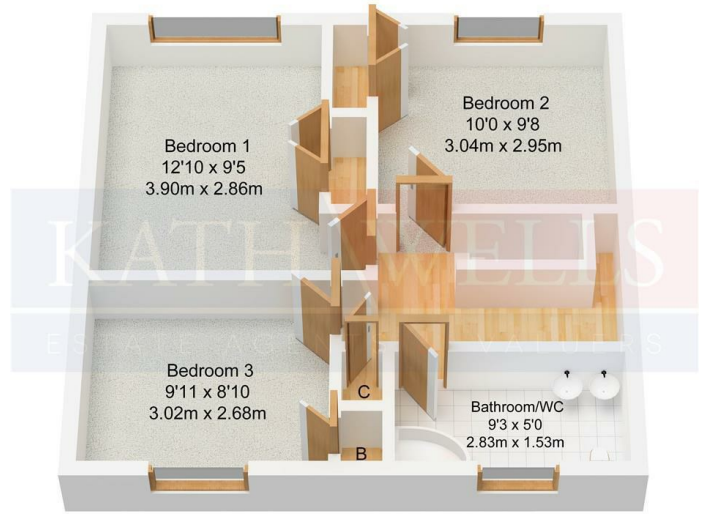
Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: D

Floor Plan

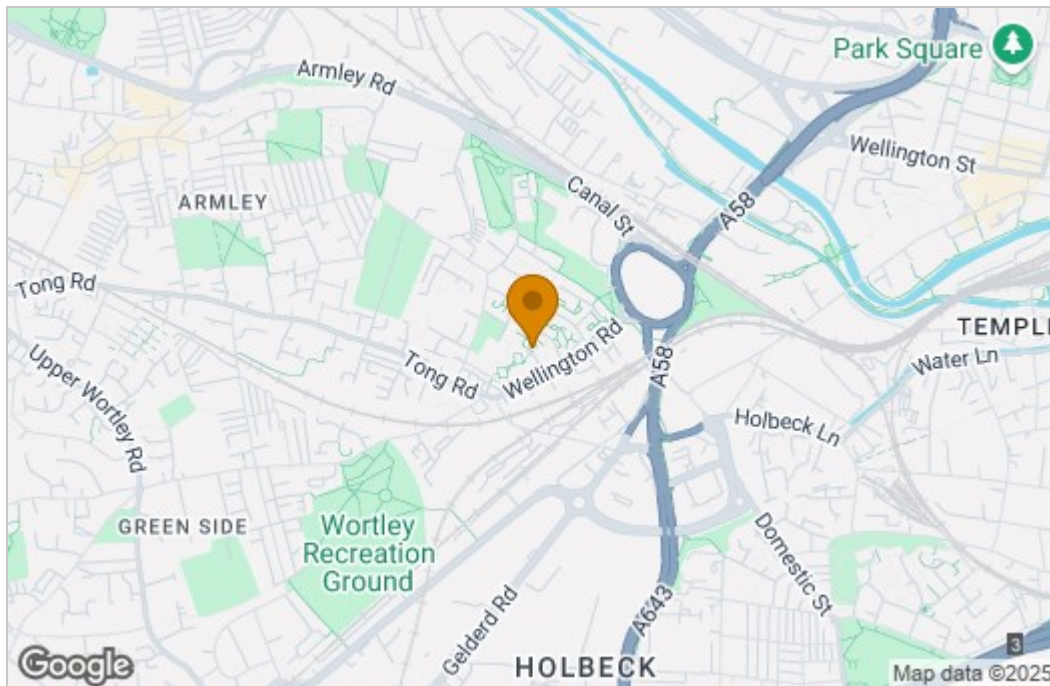


Ground Floor
Approx. 44.15 sqm.
(475.22 sqft.)



First Floor
Approx. 44.15 sqm.
(475.22 sqft.)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.