



## 54 Aston Grove

Bramley, Leeds, LS13 2DL

£1,100 Per Month



NEW TO LET - Early internal viewing is advised for this THREE BEDROOM TERRACED PROPERTY which provides spacious accommodation throughout & would make an ideal family home. The property benefits from having a SPACIOUS LIVING ROOM, A FITTED KITCHEN with a range of fitted kitchen units.

The first floor of the property comprises of TWO DOUBLE BEDROOMS & A SINGLE BEDROOM as well as a SHOWER ROOM / WC with a glazed shower cubicle. The property benefits from having GARDENS front & rear.

This property is situated in a popular residential area of Wortley & has easy access to LEEDS CITY CENTRE & BRAMLEY RAILWAY STATION.

Internal viewing can be arranged by contacting the office on 0113 231 1033 / [sales@kathwells.com](mailto:sales@kathwells.com) Bond: £1269.00 / Council Tax Band: B / EPC Rating: E



## GROUND FLOOR:

**Living Room:**

**Kitchen / Diner:**

**FIRST FLOOR:**

**Bedroom One:**

**Bedroom Two:**

**Bedroom Three:**

**Shower Room / WC:**

**TO THE OUTSIDE:**

**Gardens:**

**Garage:**

Garage can be used for storage.

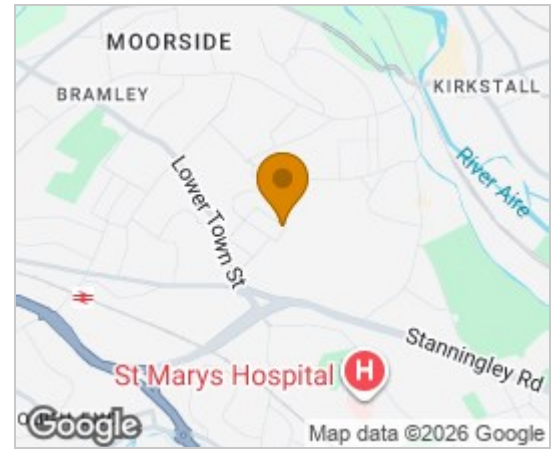
**EPC Link:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/2129-5701-4999-0254-1862>

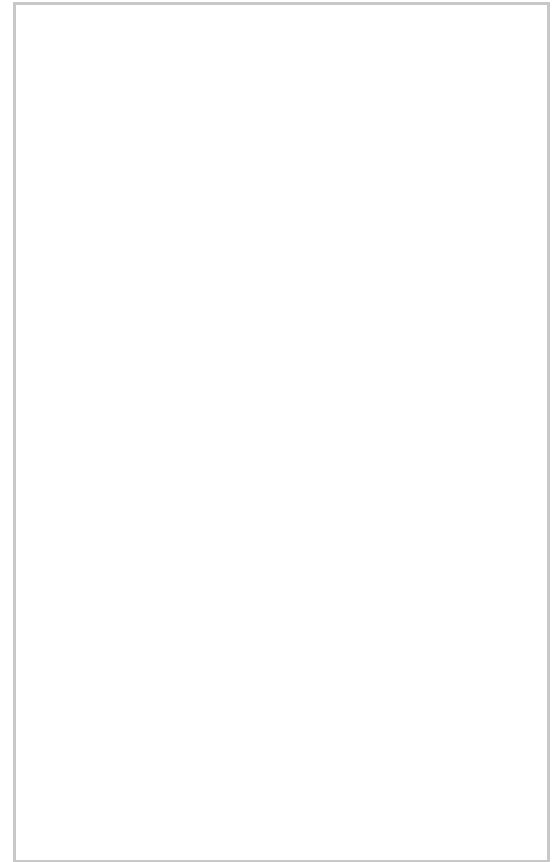
**Epc Rating / Council Tax Band / Security Bond:**

EPC: E / Council Tax: B / Security Bond: £1,269,00

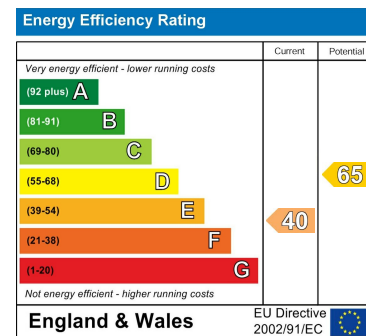
## Area Map



## Floor Plans



## Energy Efficiency Graph



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