

# KATH WELLS

ESTATE AGENTS & VALUERS



## 383 Tong Road, Leeds, LS12 4QG Offers In The Region Of £280,000

A GOOD SIZED THREE BEDROOM EXTENDED SEMI. Early internal viewing is advised for this DECEPTIVELY SPACIOUS property situated in a popular residential area of Armley. The property has been MAINTAINED & DECORATED to a high standard both internally and externally making an ideal purchase for a variety of buyers including a growing family.

Briefly throughout and to the ground floor the accommodation comprises of a HALLWAY with stairs rising to the first floor, a good sized LIVING ROOM with a fireplace and hearth, a DINING AREA with ample space for a dining table and chairs, a further SUN ROOM / SITTING ROOM with French doors opening onto the rear garden, a FITTED KITCHEN with an ample range of cabinets and work surfaces, a UTILITY AREA with storage cupboards and plumbing for an automatic washing machine, and a ground floor SHOWER ROOM / WC with a modern white suite.

To the first floor there are THREE DOUBLE BEDROOMS, a FAMILY SHOWER ROOM / WC with a modern suite, and a BATHROOM which would easily convert into a fourth bedroom.

Externally the property has GARDENS to the front and rear. To the rear the garden has a decked patio and an artificial lawn making an ideal entertaining space. A DRIVEWAY provides useful OFF STREET PARKING and access to a SINGLE ATTACHED GARAGE.

## GROUND FLOOR:

### Hallway:



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

### Utility Area:

Open plan to the hallway, a part glazed external door giving access to the rear garden, storage cabinets, work surfaces, plumbing for an automatic washing machine, double glazed Velux window

### Fitted Kitchen:



Double glazed windows to the front and rear aspects, a modern range of fitted wall, drawer & base units, work surfaces, an inset 1 1/4 bowl sink and drainer, electric double oven / grill, gas hob with an extractor above, space for a fridge / freezer, pelmet lights

### Living Room:



Double glazed window, central heating radiator, fire surround and hearth, an inset gas fire, open plan to the dining area

### Dining Area:

A good sized dining area, glazed internal doors through to the Sun Room / Sitting Room, central heating radiator

## Sun Room / Additional Sitting Room:



Double glazed French doors opening onto the rear garden, double glazed Velux window, two central heating radiators, inset ceiling lights

## Shower Room / WC:



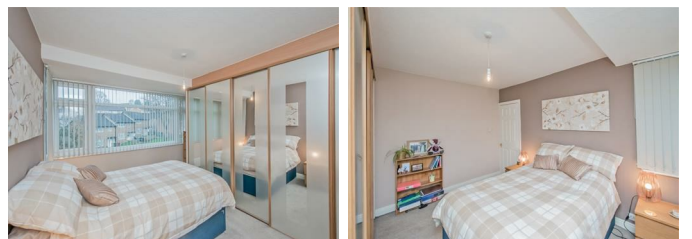
Double glazed window, a modern white suite comprising of a low flush WC, wash basin set into a vanity unit, glazed shower cubicle with a plumbed shower, inset ceiling lights, extractor fan

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation, central heating radiator

### Bedroom One:



Double glazed window, a range of fitted wardrobes with sliding doors, central heating radiator

### **Bedroom Two:**



Double glazed window, central heating radiator

### **Bedroom Three:**



Double glazed windows to the front and rear aspects, central heating radiator

### **Bathroom: study / Bedroom Four:**



This would easily convert into a fourth bedroom by removing the bath: double glazed window, central heating radiator, panelled bath

### **Shower Room / WC:**



Double glazed window, a modern white suite comprising of a low flush WC, wash basin, shower cubicle with an electric shower, ladder style central heating radiator / towel warmer

### **TO THE OUTSIDE:**

#### **Gardens:**



The front garden is mainly low maintenance. The rear garden is private and enclosed and has an artificial lawn, decked seating area, a garden shed and an outside tap.

#### **Off Street Parking / Single Garage:**



A driveway provides useful off street parking and access to a single attached garage.

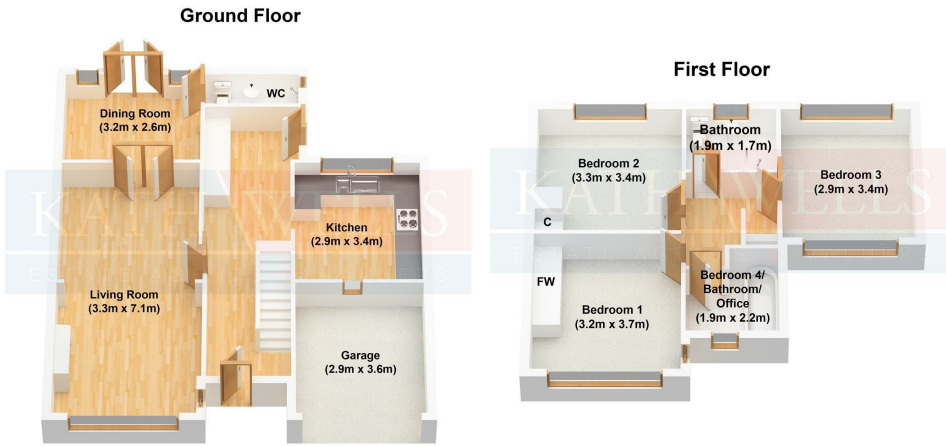
#### **Council Tax Band / EPC Rating:**

Council Tax Band: B / EPC Rating: C

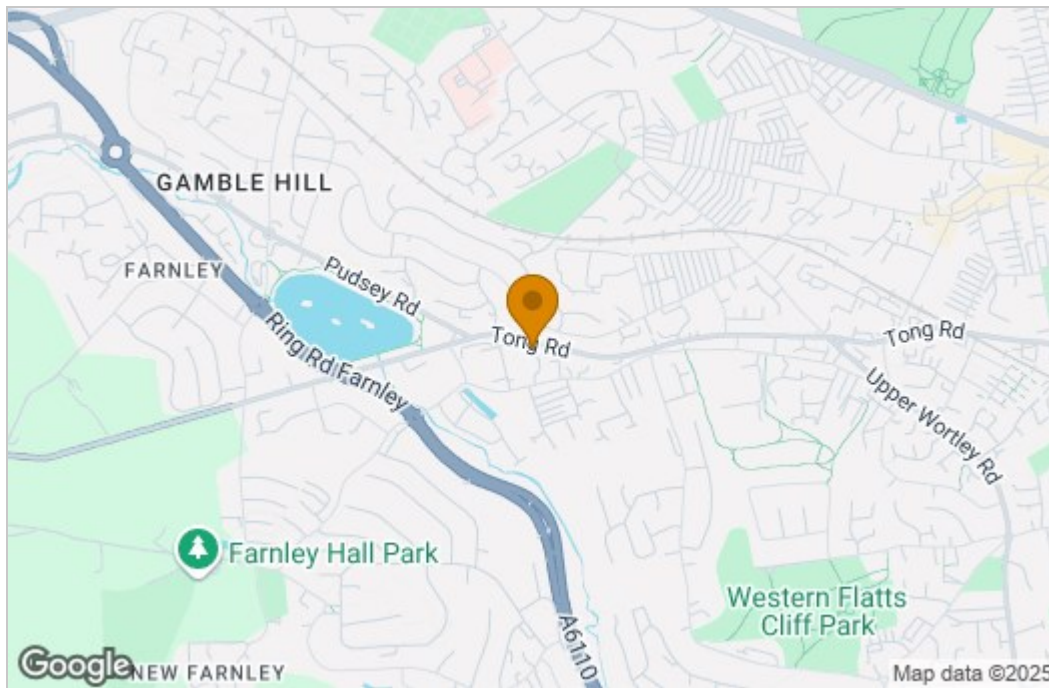
#### **EPC Link:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/2010-5129-6050-3208-2721>

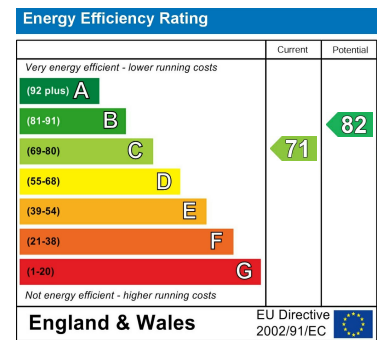
# Floor Plan



# Area Map



# Energy Efficiency Graph



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