

KATH WELLS

ESTATE AGENTS & VALUERS



26 Branch Road, Leeds, LS12 5NR Offers In The Region Of £169,995

* Three Bedroom Town House ** Chain Free on Completion ** Double Glazing ** Gas Central Heating ** Front & Rear Gardens ** Good Sized Accommodation *

A Three Bedroom Town House situated in a popular residential area of Wortley close to local amenities and a short drive / commute to Leeds City Centre and the M621 / M62 motorways. This property would make an ideal purchase for either a first time buyer or an investor / landlord.

Briefly throughout the property comprises of to the Ground Floor: an Entrance Hallway with stairs to the first floor, a Living Room which leads to a dining area, a Fitted Breakfast Kitchen with a range of storage units. To the First Floor there are Two Double Bedrooms, a Single Bedroom and Shower Room / WC. Externally there are Gardens to the front & rear and Off Street Parking available to the rear

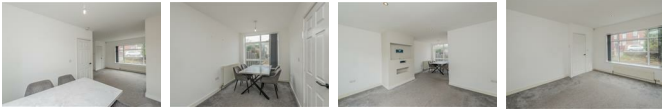
Viewings can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com

EPC Rating: C
Council Tax Rating: A

Entrance Hallway:

A part glazed entrance door, stairs to the first floor, central heating radiator.

Dining Living Room: 21'11" x 12'09" (6.68 x 3.89)



Double glazed window to the front and rear elevations, television and telephone points, two central heating radiators, Dining Area to the rear.

Fitted Extended Breakfast Kitchen: 16'10" x 7'00" (5.13 x 2.13)



Double glazed window to the rear elevation, a range of high gloss fitted drawer and base units, circular stainless steel sink and drainer with a mixer tap, built in oven and microwave, electric hob, plumbing for automatic washing machine, built in dishwasher, space for fridge, freezer. under stairs storage cupboard, central heating radiator, door to the rear garden

TO THE FIRST FLOOR:

Landing:

Access to the first floor accommodation and to the loft space.

Bedroom One: 11'00" x 11'00" (3.35 x 3.35)



Double glazed window to the front elevation, central heating radiator. television point, inset ceiling lighting, feature wall panelling

Bedroom Two: 10'08" x 10'00" (3.25 x 3.05)



Double glazed window to the rear elevation, central heating radiator, inset ceiling lighting, feature wall panelling

Bedroom Three: 8'05" x 6'00" (2.57 x 1.83)



Double glazed window to the front elevation, central heating radiator, inset ceiling lighting

Shower Room / WC:



Double glazed opaque window to the rear, a three piece suite comprising of a glazed shower cubicle, wash basin and WC, extractor fan, a chrome ladder style radiator, double glazed window to the rear elevation

TO THE OUTSIDE:

Gardens:



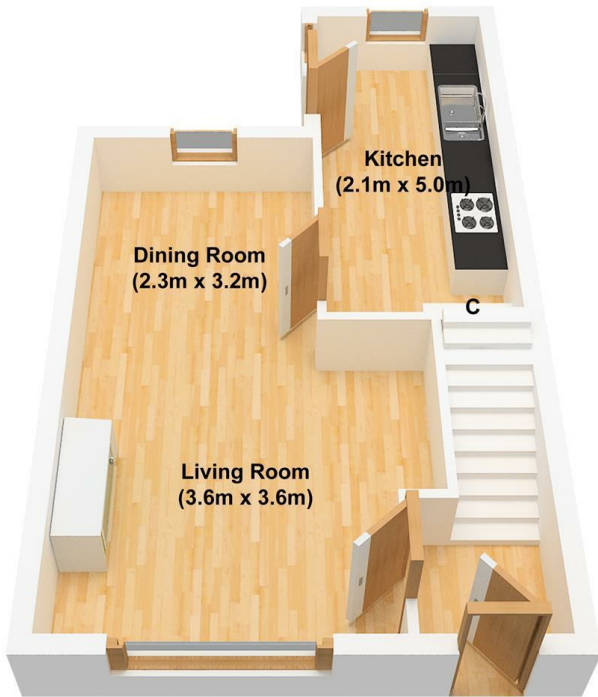
The low maintenance front garden is paved with surrounding flower beds and a low wall bordering the front of the garden. The rear garden has a decked patio area, a lawn and well established planted beds

EPC Link:

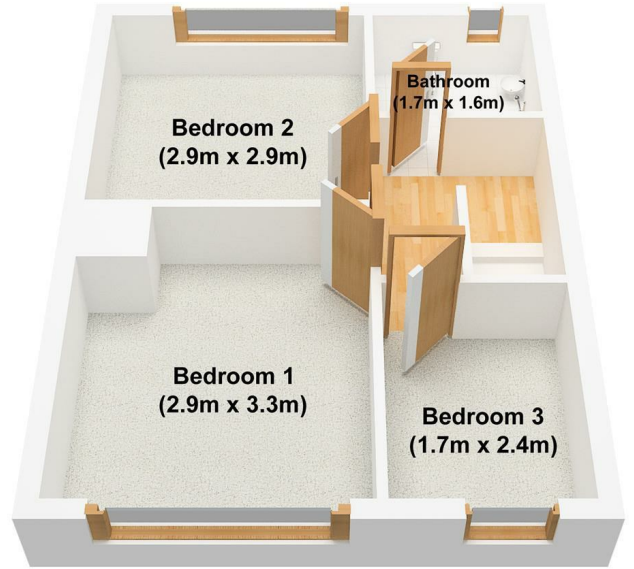
<https://find-energy-certificate.service.gov.uk/energy-certificate/2020-5707-5040-6203-7791>

Floor Plan

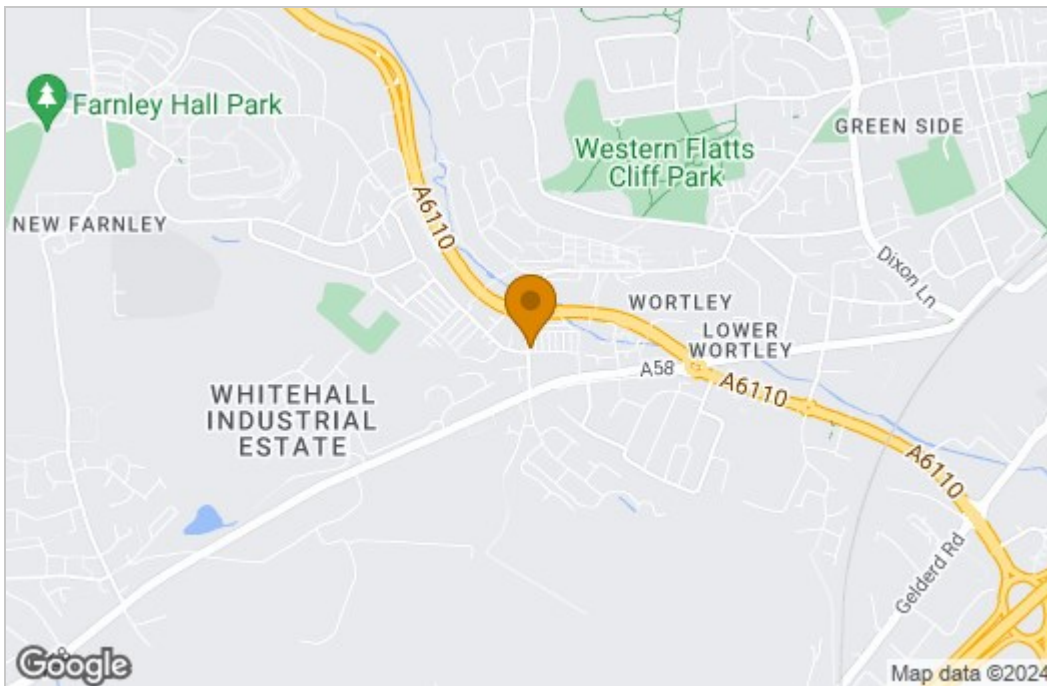
Ground Floor



First Floor



Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | 85 |
| (81-91) | B | | |
| (69-80) | C | 70 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| 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.