



17 Wellstone Gardens Leeds



2 Bedroom House - Semi-Detached £150,000

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17 Wellstone Gardens, Bramley, Leeds, West Yorkshire, LS13 4EF

GROUND FLOOR:

Entrance Hall:

Composite door with frosted glazed panels to the sides, under stairs storage, wood effect lino.

Kitchen:



Double glazed window to the rear, good range of wall, base and drawer units with work surface over, stainless steel sink unit with mixer tap, splash back tiling, under stair storage, stable door to the side elevation,

Lounge / Diner:



Double glazed window to the front and rear over looking the gardens, slightly "L" shaped, with an Adam style fire surround to the living room area. Good sized room with plenty of natural light.

FIRST FLOOR:

Landing:

Access to all rooms, access to a loft area.

Loft Space:

Accessed via a drop down ladder, fully boarded out with a light.

Bedroom One:



Double glazed window to the front, fitted wardrobes.

Bedroom Two:



Double glazed window over looking the garden to the rear, "L" shaped and carpeted.

Shower Room:



This was originally a bathroom but was converted to a wet room and can be modernised to a modern walk in shower room or back to a bathroom accordingly. Pedestal wash hand basin with a vanity unit, low flush W.C, fully tiled to the walls and having spot light fitment.

TO THE OUTSIDE:

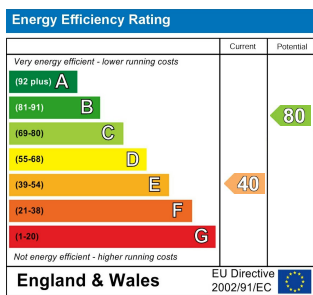
Gardens:



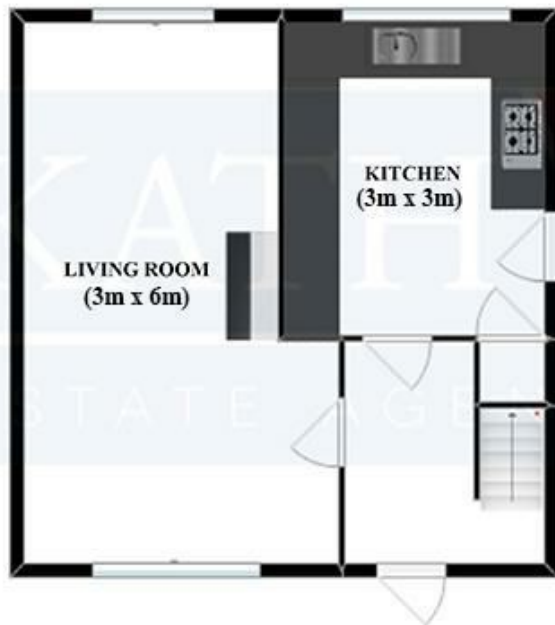
The kerb has been lowered, this provides off road parking to the front but is currently being used as a low maintenance garden area. Steps to the side lead to the side elevation with a footpath and established flower boarders. To the rear is a lovely, tiered garden space providing paved area for outside dining and sun bathing, lawn and established flower beds to the middle section with a top section ideal for planting vegetables.

EPC Link:

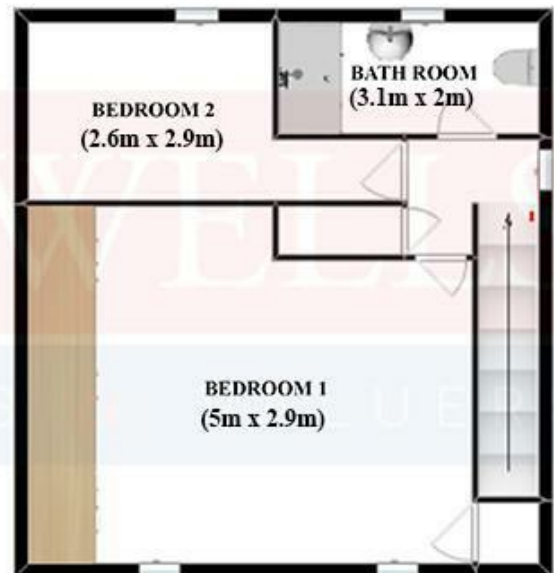
<https://find-energy-certificate.service.gov.uk/energy-certificate/9720-9212-0219-1005-0793>



Floor Plan



GROUND FLOOR



FIRST FLOOR