

# KATH WELLS

ESTATE AGENTS & VALUERS



## 51 Somerdale Close, Leeds, LS13 4SB Offers In The Region Of £199,950

A THREE BEDROOM family home offering WELL PRESENTED ACCOMMODATION THROUGHOUT. The property is located within a popular residential development on the outskirts of Bramley and is close to Bramley Railway Station and the Outer Ring Road providing convenient access to Leeds City Centre and the motorway networks.

To the ground floor the accommodation comprises of a HALLWAY with stairs leading to the first floor, a good sized LIVING ROOM with a modern fireplace and hearth and a LOG BURNING STOVE, and a modern FITTED DINING KITCHEN with a recently fitted range of cabinets, a dining / breakfast area and French doors opening onto the rear garden.

To the first floor there are TWO DOUBLE BEDROOMS (one of which has FITTED WARDROBES), a further SINGLE BEDROOM, and a FAMILY BATHROOM / WC with a white suite comprising of a panelled bath with a shower above, a wash basin and a WC. A LOFT ROOM can be accessed from the landing via a pull down loft ladder; this space has a Velux window, plastered walls, inset ceiling lighting and a central heating radiator.

Externally there is ample PARKING to the front of the property, and a REAR GARDEN with an artificial lawn, paved seating areas, and external lighting / power making an ideal space for entertaining and al-fresco dining.

## GROUND FLOOR:

### Entrance Hallway:

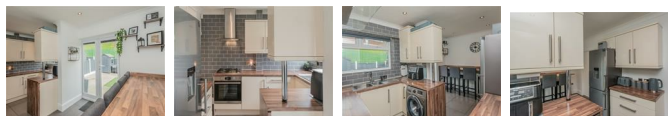
Access via a part glazed composite front door, laminated flooring, stairs rising to the first floor

### Living Room:



Double glazed window, fireplace and hearth with a log burning stove, television point, central heating radiator, double doors through to the dining kitchen

### Fitted Dining Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, 1 1/4 bowl stainless steel sink and drainer, gas hob with an extractor above, built under electric oven / grill, plumbing for an automatic washing machine, space for a fridge / freezer, under-stairs storage cupboard, dining area with French doors opening onto the rear garden, breakfast bar with four stools,

## FIRST FLOOR:

### Landing:

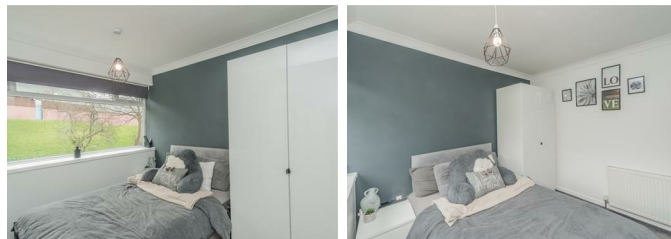
Access to the first floor accommodation, access to the loft room via a pull down loft ladder

### Bedroom One:



Double glazed window, central heating radiator, a modern range of fitted wardrobes providing useful storage and hanging space

### Bedroom Two:



Double glazed window, central heating radiator

### Bedroom Three:



Double glazed window, central heating radiator, an ideal third bedroom / study

### Loft Room:

Accessed from the landing via a pull down loft ladder, double glazed Velux window, central heating radiator, inset ceiling lights

### Bathroom / WC:

Double glazed window, a modern white suite comprising of a panelled bath with central taps and a rainfall shower above, wall mounted wash basin, low flush WC, inset ceiling lighting, ladder style central heating radiator / towel warmer

## TO OUTSIDE:

### Gradens:



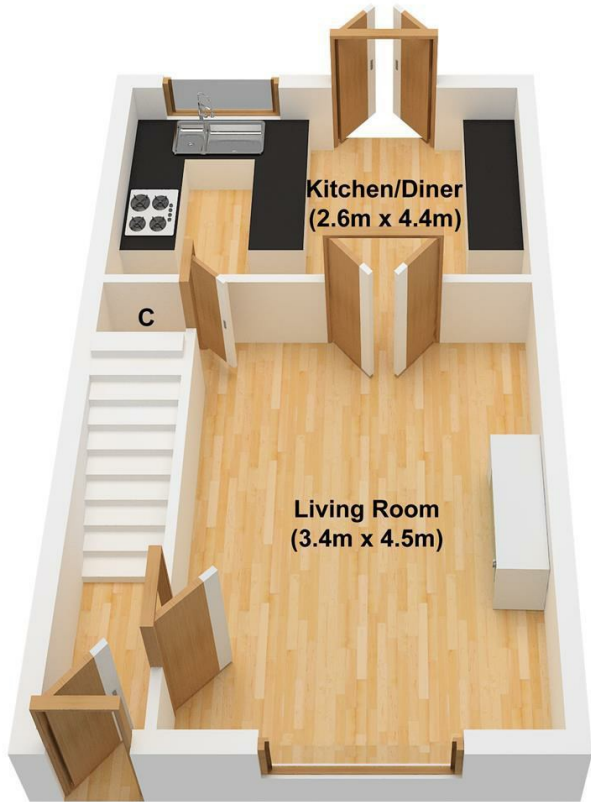
The front garden has fencing and is mainly used for parking and access to the property. The rear garden is a good size, is enclosed by fencing, and has an artificial lawn, paved seating areas, external power points and lighting, and an outside tap.

### EPC Link:

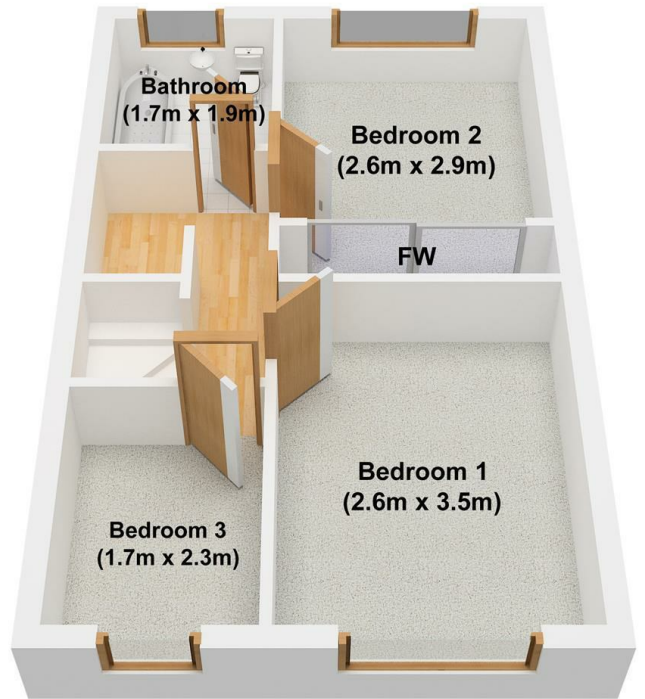
<https://find-energy-certificate.service.gov.uk/energy-certificate/6109-7284-8002-0197-7702>

# Floor Plan

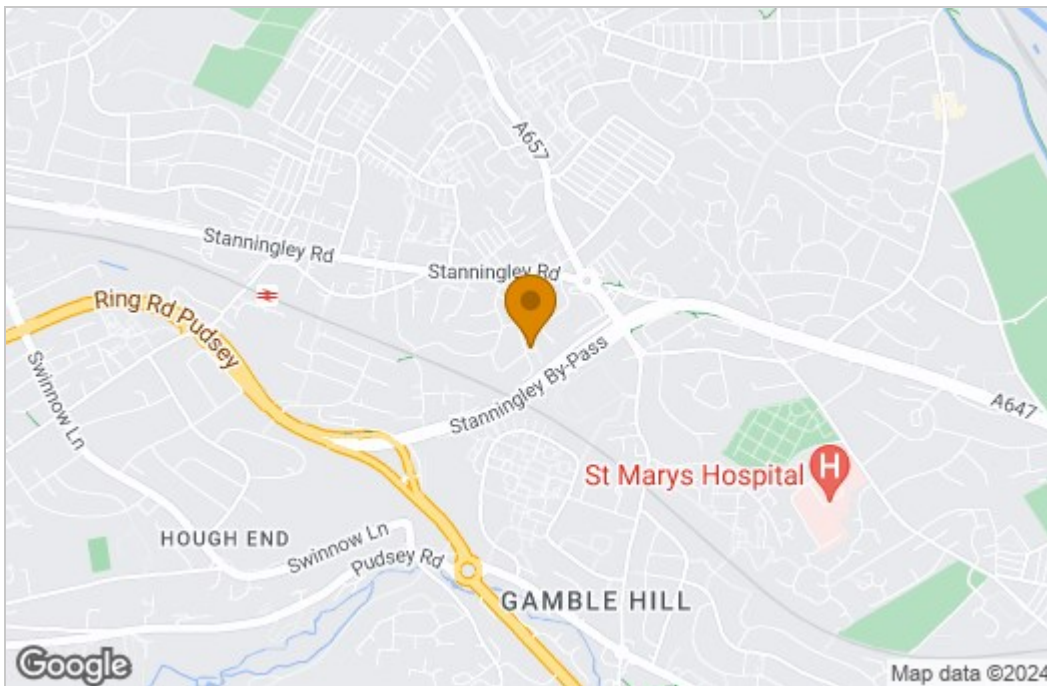
**Ground Floor**



**First Floor**



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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