

KATH WELLS

ESTATE AGENTS & VALUERS



6 Post Hill Court, Leeds, LS12 5NS Offers In The Region Of £145,000

A TWO BEDROOM TOWN HOUSE situated amidst similar style property on a popular residential development within Farnley. This property is within walking distance of local amenities, shops, and well regarded schools, and is only a short drive from the M621 motorway, Bramley Railway Station, and Armley Sports and Leisure Centre making an ideal purchase for a variety of buyers, particularly FTB's & LANDLORDS (possible rental income circa £775.00 pcm). This property is in need of some COSMETIC UPDATING but does have GAS CENTRAL HEATING and DOUBLE GLAZING.

To the ground floor the accommodation comprises of an ENTRANCE VESTIBULE, a good sized FITTED KITCHEN with an ample range of cabinets, and a LIVING ROOM & DINING AREA with patio doors opening onto the rear garden and ample space for a range of living room and dining room furniture.

To the first floor there are TWO DOUBLE BEDROOMS, and a FAMILY BATHROOM / WC with a modern white suite and a shower over the bath.

Externally there is an OPEN PLAN GARDEN to the front. The REAR GARDEN has a paved patio / seating area, a lawn, and is enclosed by fencing. There is an ALLOCATED PARKING SPACE.

Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com.

Council Tax Band: A / EPC Rating: D

GROUND FLOOR:

Entrance Vestibule:

Access via a part glazed entrance door, laminated flooring, glazed internal door through to the fitted kitchen

Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, 1 1/4 bowl stainless steel sink, built under electric oven / grill, gas hob with an extractor above, plumbing for an automatic washing machine, space for a fridge / freezer, central heating radiator, laminated flooring, glazed internal door through to the living room

Living Room / Dining Area:



Double glazed patio doors opening onto the rear garden, a feature stone fireplace with a TV plinth and a living flame gas fire, under-stairs storage cupboard, two central heating radiators, ample space for a dining table and chairs and a range of living room furniture, stairs rising to the first floor

FIRST FLOOR:

Landing:

Access to the first floor accommodation and to the loft space

Bedroom One:



Double bedroom - double glazed window, central heating radiator

Bedroom Two:



Double bedroom - double glazed window, central heating radiator

Bathroom / WC:



A white suite comprising of a panelled bath with an electric shower above, wash basin, low flush WC, extractor fan, laminated flooring

TO THE OUTSIDE:

Gardens:



The front garden is open plan and has a lawn with some planting, an outside tap and external lighting. The rear garden is enclosed and has a lawn and a paved patio / seating area.

Parking:



There is an allocated parking space; visitor parking is on street

EPC Link:

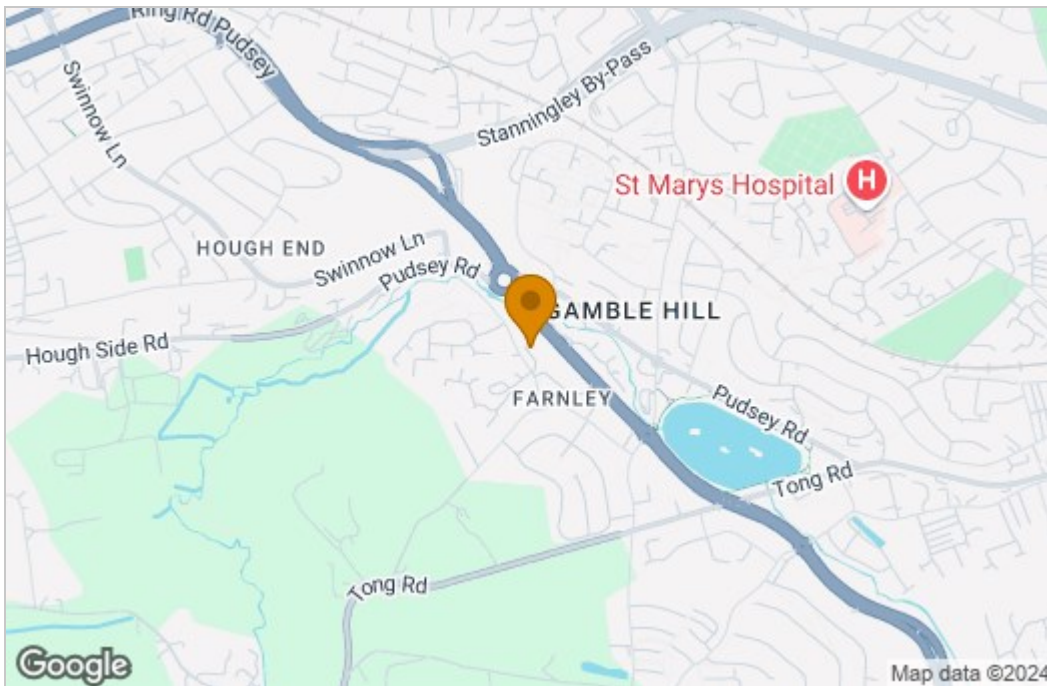
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Council Tax Band & EPC Rating:

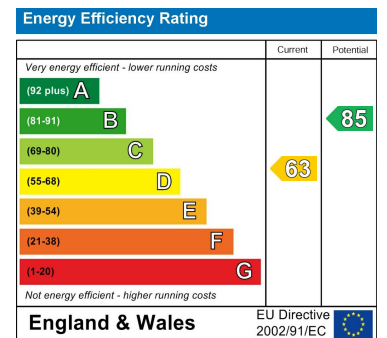
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Floor Plan

Area Map



Energy Efficiency Graph



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