

**36 Bawn Approach
Leeds**



**3 Bedroom House - Townhouse
£185,000**

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
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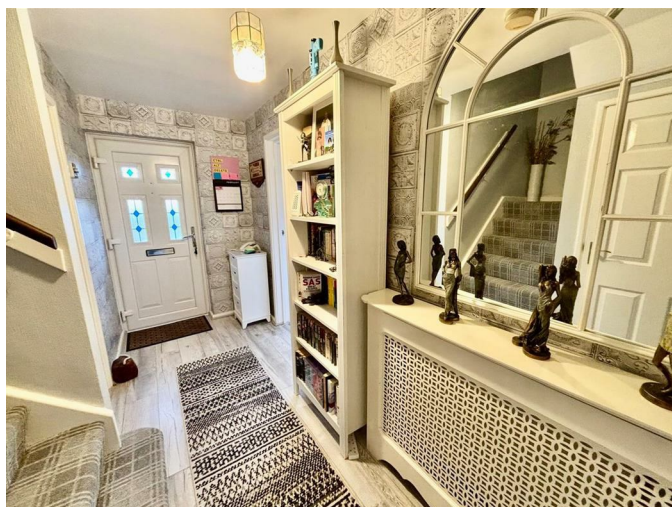
Web Site
www.kathwells.com

email
sales@kathwells.com

36 Bawn Approach, Farnley, Leeds, West Yorkshire, LS12 5BZ

GROUND FLOOR:

Hallway:

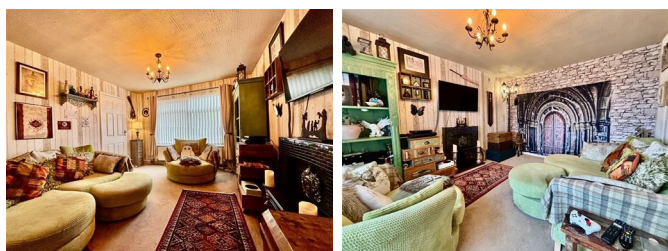


Access via a front entrance door, stairs rising to the first floor, central heating radiator, storage cupboard

Cloakroom / WC:

Double glazed window, a white suite comprising of a low flush WC, wash basin

Living Room:



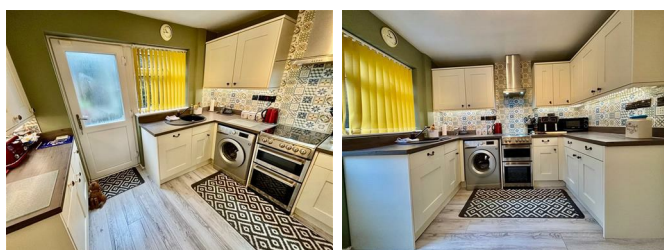
Double glazed window, television point, central heating radiator

Dining Room:



Double glazed window, central heating radiator, ample space for a dining table and chairs

Fitted Kitchen:



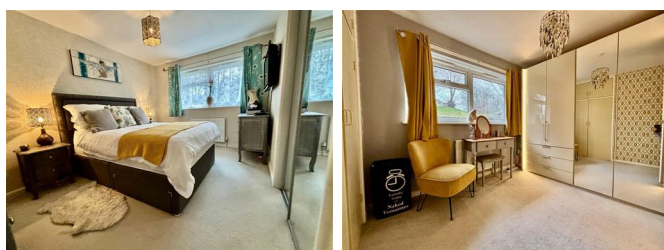
Double glazed window, a part glazed external door, a range of fitted wall, drawer & base units, work surfaces, inset sink and drainer, electric cooker point, extractor hood, plumbing for an automatic washing machine, integral fridge freezer & dishwasher

FIRST FLOOR:

Landing:

Access to the first floor accommodation, access to the loft space, storage cupboard

Bedroom One:



Double glazed window, central heating radiator, fitted / built-in wardrobes

Bedroom Two:



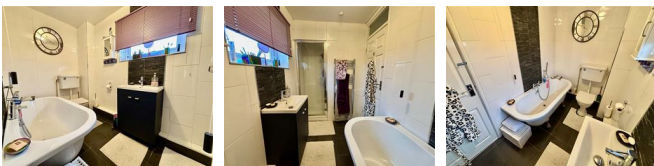
Double glazed window, central heating radiator, fitted / built-in wardrobes

Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC:



A four piece suite! Double glazed window, a white suite comprising of a panelled bath, shower cubicle with a plumbed shower, wash basin set into a vanity unit, low flush WC, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:

Gardens:



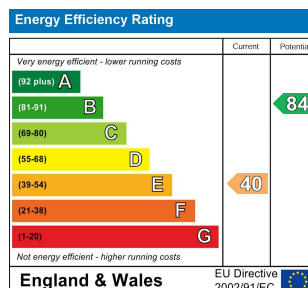
The front garden has a lawn and planted beds. The rear garden is enclosed and has a paved patio / seating area, a rockery, and a brick-built storage shed

Council Tax Band & EPC Rating:

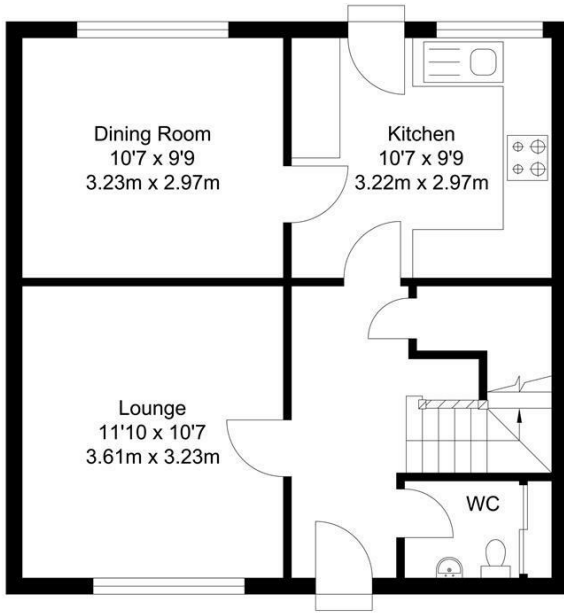
Council Tax Band: A / EPC Rating: E

EPC Link:

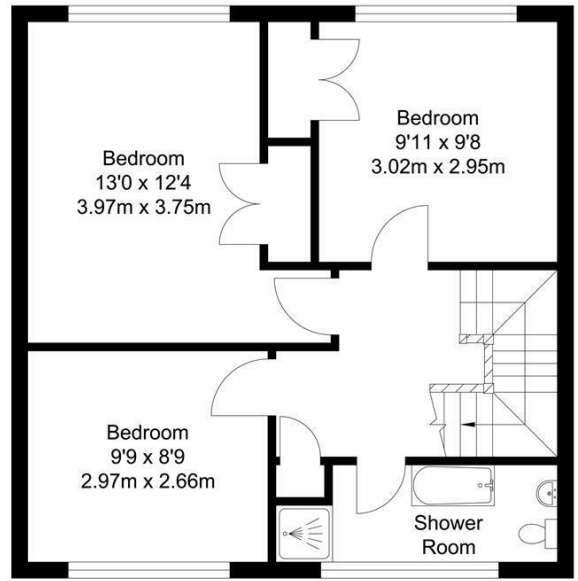
<https://find-energy-certificate.service.gov.uk/energy-certificate/0449-2879-6339-2300-2745>



Floor Plan



Ground Floor
Approx. 43.80 sqm.
(471.00 sqft.)



First Floor
Approx. 44.10 sqm.
(474.40 sqft.)