

KATH WELLS

ESTATE AGENTS & VALUERS



117 Bawn Gardens, Leeds, LS12 5QL Offers In The Region Of £105,000

A THREE BEDROOM TOWN HOUSE situated amidst similar style property in a popular residential area of Wortley. This property would benefit from some MODERNISATION and UPDATING and would make an ideal purchase for INVESTORS and LANDLORDS (tenanted RENTAL income £825.00 pcm).

Briefly throughout and to the ground floor the accommodation comprises of a HALLWAY with stairs rising to the first floor, a FITTED DINING KITCHEN with windows to two aspects and ample space for a table and chairs, a good sized LIVING ROOM, TWO DOUBLE BEDROOMS, a further LARGE SINGLE BEDROOM and a SHOWER ROOM / WC.

Externally there are GARDENS to the FRONT & REAR.

The property is well placed for access to the Motorway Network, Leeds Outer Ring Road, and Bramley Railway Station. Local amenities, well regarded schools and bus routes to surrounding areas are all within walking distance.

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

Council Tax Band: A / EPC Rating: D

GROUND FLOOR:

Entrance Hallway:

Double glazed window, access via a front entrance door, semi open plan to the fitted kitchen

Fitted Dining Kitchen:



Double glazed windows to two aspects, a range of fitted wall, drawer & base units, work surfaces, an inset stainless steel sink and drainer, plumbing for an automatic washing machine, space for a fridge / freezer, electric cooker point, central heating radiator, ample space for a dining table and chairs

Cloakroom / WC:

Double glazed window, a two piece suite comprising of a low flush WC and wash basin

Living Room:



Double glazed window, central heating radiator, laminated flooring, a good sized room

FIRST FLOOR:

Landing:

Access to the first floor accommodation, double glazed window

Bedroom One:

Double glazed window, central heating radiator

Bedroom Two:

Double glazed window, central heating radiator, fitted wardrobes, access to the loft space

Bedroom Three:

Double glazed window, central heating radiator

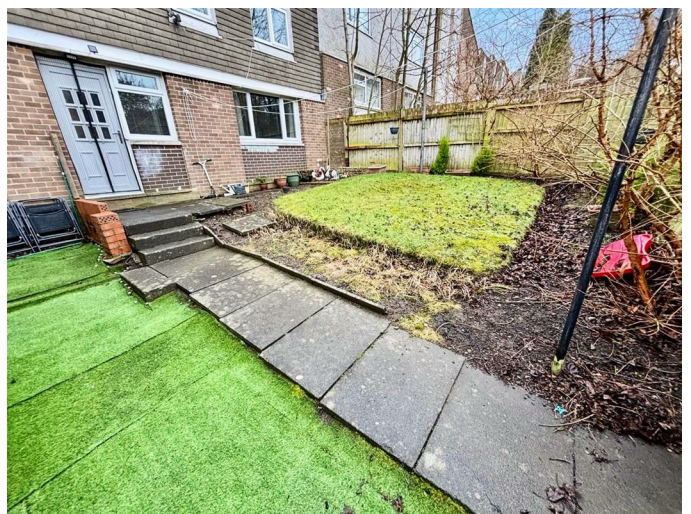
Shower Room / WC:

Double glazed window, a wet room / shower area with an electric shower, wash basin, low flush WC, extractor fan

TO THE OUTSIDE:



Gardens:



The rear garden is enclosed and has a brick built storage shed, a lawn and flower beds. The front garden is open plan and has a lawn and flower beds

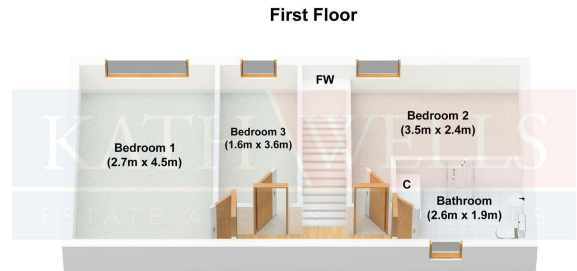
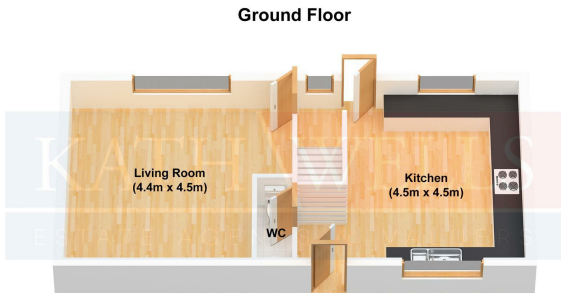
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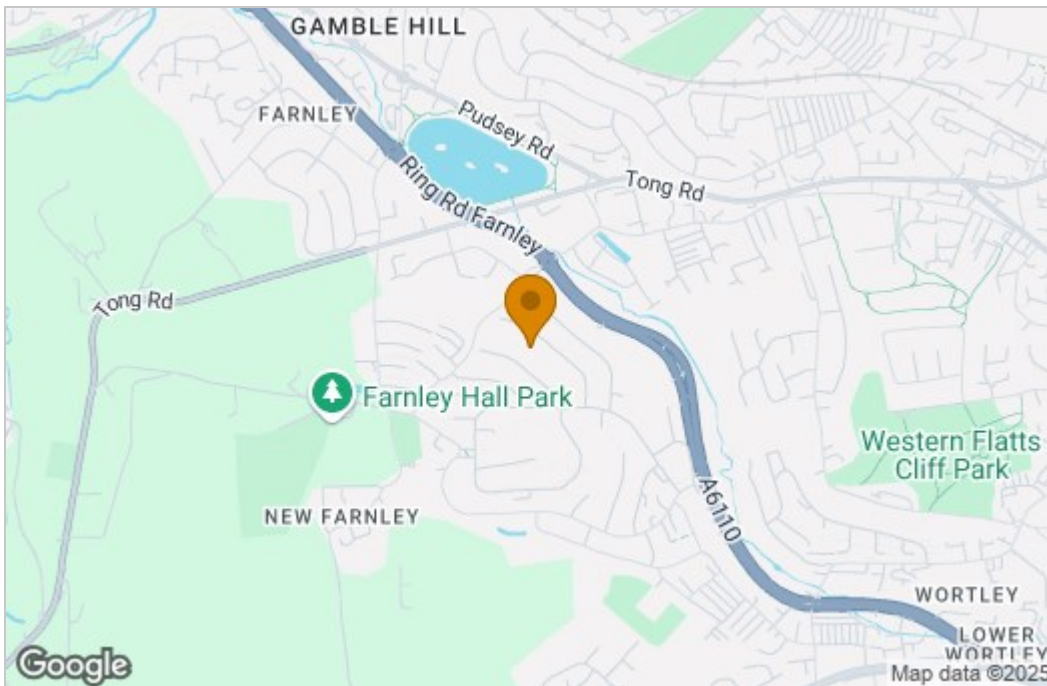
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2010-7109-5050-9203-4725>

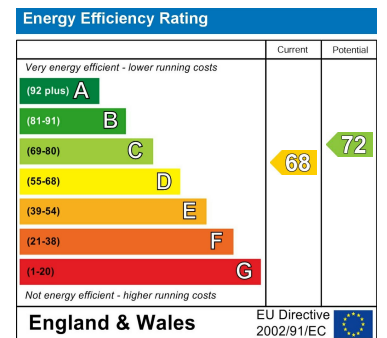
Floor Plan



Area Map



Energy Efficiency Graph



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