KATH | WELLS

ESTATE AGENTS & VALUERS

26 Sandstone Drive
Leeds

3 Bedroom House - Semi-Detached
£257,500

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26 Sandstone Drive, Farnley, Leeds, West Yorkshire, LS12 5SU

Ground Floor:

Entrance Hallway:

Access via a part glazed front entrance door, stairs to the first floor

Downstairs WC:

A two piece suite comprising of a WC and a wash basin

Living Room:

Double glazed window, central heating radiator, storage cupboard, ample space for a range of living room furniture

Fitted Dining Kitchen:

Double glazed sliding doors to the rear, double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas hob with an extractor above, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, ample space for a dining table & chairs, central heating radiator

First Floor:

Landing:

Access to the first floor accommodation, access to a useful loft space

Bedroom One:

Double glazed window, central heating radiator, fitted wardrobes

Bedroom Two:

Double glazed window, central heating radiator

Bedroom Three:

Double glazed window, central heating radiator

Bathroom / WC:

Double glazed window, a white suite comprising of a panelled bath with an electric shower above, low flush WC, wash basin, central heating radiator

To The Outside:

Gardens:

There is good sized enclosed garden to the rear with a lawn. The front garden is mainly dedicated to off street parking.

Off Street Parking / Driveway:

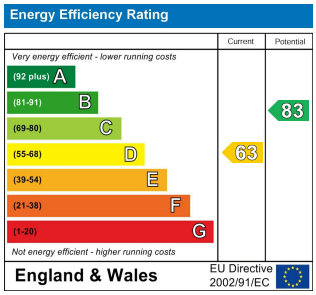
A driveway provides useful off street parking for two cars

EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/8401-6525-5530-3606-6926

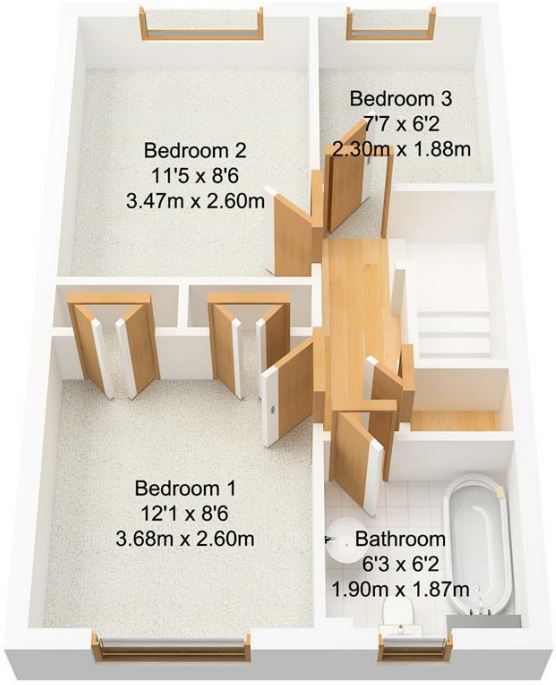
Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: D



Floor Plan

Ground Floor
Approx. 34.35 sqm.
(369.74 sqft.)



First Floor
Approx. 32.86 sqm.
(353.70 sqft.)