

KATH WELLS

ESTATE AGENTS & VALUERS



15 Hall Place, Leeds, LS9 8JD Offers In The Region Of £135,000

A THREE BEDROOM SEMI DETACHED HOUSE situated amidst similar style property in a popular residential area of Leeds. This property is within walking distance of local amenities, shops, is only a short drive / walk to Leeds City Centre, and is only a short drive to the M621 motorway. Leeds Railway Station is easily accessible. The property has had some refurbishment carried out and would make an ideal purchase for either a FTB or a Landlord (possible rental income CIRCA £750.00 pcm)

To the ground floor the accommodation comprises of an ENTRANCE VESTIBULE with stairs rising to the first floor, a LIVING ROOM with newly plastered walls and stripped floorboards, a good sized FITTED KITCHEN with an ample range of fitted cabinets & work surfaces, and access to the rear garden, and a CLOAKROOM / WC with a white suite.

To the first floor there are TWO DOUBLE BEDROOMS, a further SINGLE BEDROOM, and a SHOWER ROOM / WC with a white suite and sower cubicle with a plumbed shower.

Externally there is a private and enclosed GARDEN to the rear with a lawn and a paved patio / seating area. To the front the property is street fronted.

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: C

GROUND FLOOR:

Entrance Vestibule:

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

Living Room:



Double glazed window, central heating radiator, new internal doors, stripped floorboards, television point

Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, electric fan assisted oven / grill, gas hob, extractor hood, plumbing for an automatic washing machine, space for a fridge / freezer, an inset 1 1/4 bowl sink and drainer, external access to the rear garden, laminated flooring

Cloakroom / WC:



Double glazed window, low flush WC, wash basin

FIRST FLOOR:

Landing:

Access to the first floor accommodation

Bedroom One:



Double glazed window, central heating radiator, a good sized double bedroom

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator

Shower Room / WC:



Double glazed window, a white suite comprising of a glazed shower cubicle with a plumbed shower, wash basin, low flush WC, central heating radiator

TO THE OUTSIDE:

Gardens:



The property is street fronted. There is an enclosed garden to the rear which has a lawn, a paved patio / seating area, an outside tap and a garden shed

EPC Link:

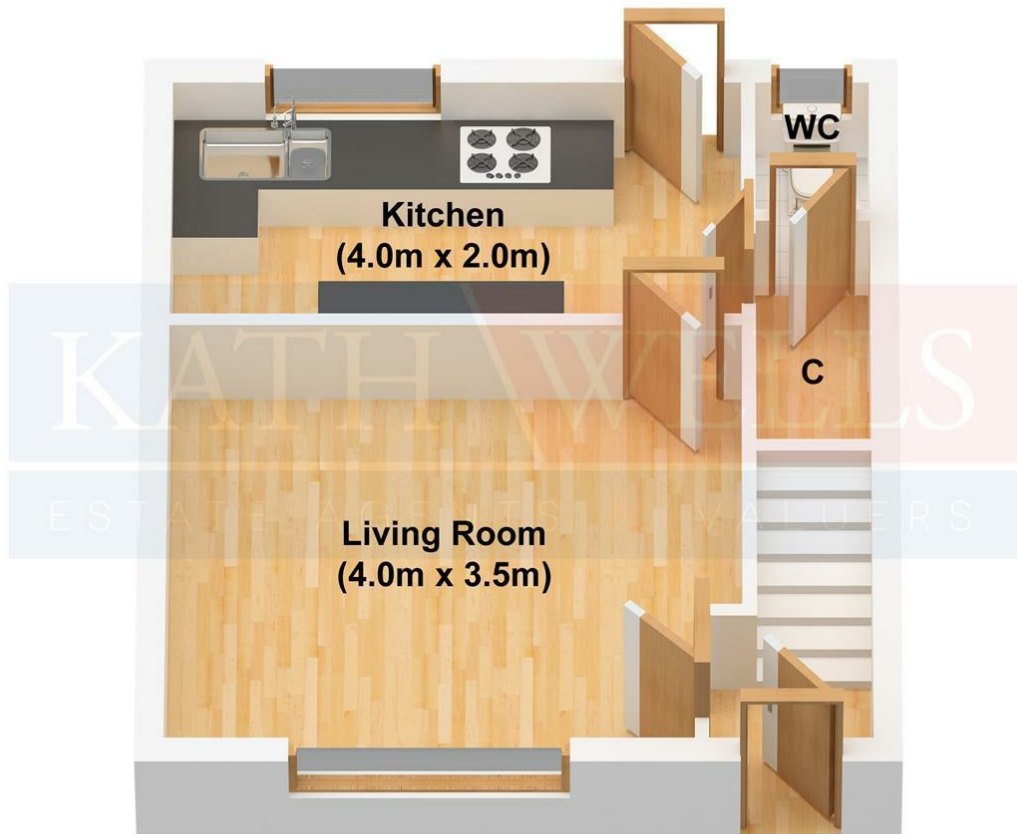
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Council Tax Band & EPC Rating:

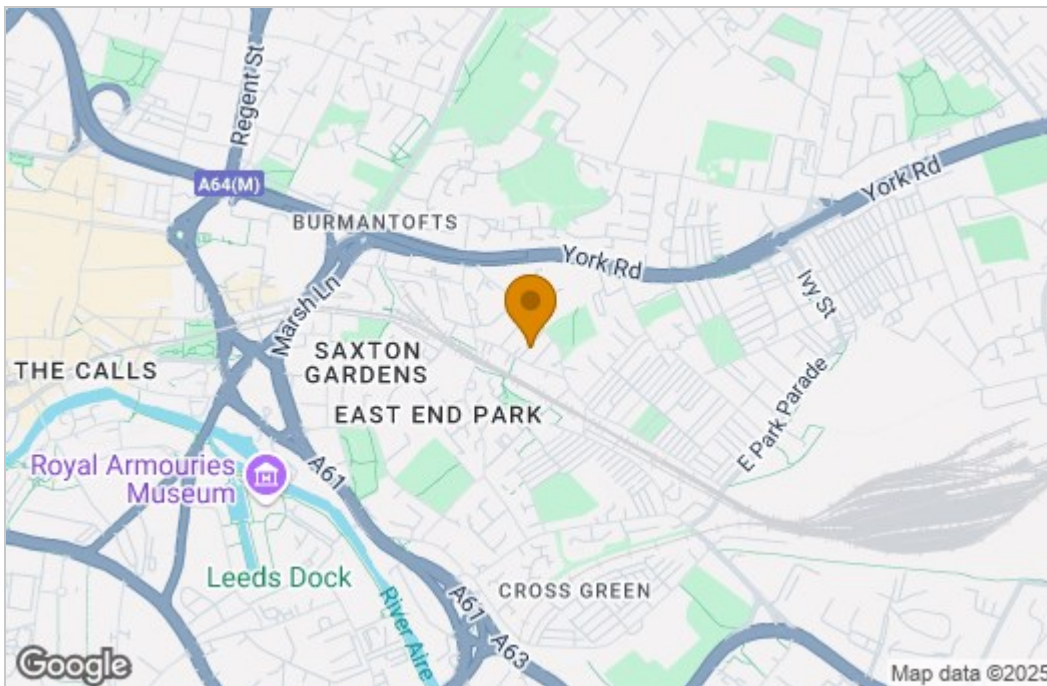
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Floor Plan

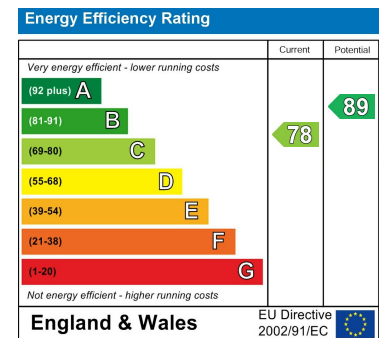
Ground Floor



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.