KATH | WELLS

ESTATE AGENTS & VALUERS

6 Colmore Grove, Leeds, LS12 4DG

Offers Over £165,000

THIS THREE BEDROOM TOWN HOUSE situated amidst similar style property in a popular residential area of Wortley would make an ideal purchase for a variety of BUYERS including FIRST TIME BUYERS & LANDLORDS, (Possible Rental Income CIRCA £900.00 pcm). The property also benefits from GARDENS FRONT & REAR as well as DOUBLE GLAZING THROUGHOUT & GAS CENTRAL HEATING & A GARAGE SPACE.

The GROUND FLOOR of the property comprises of a ENTRANCE VESTIBULE, a good sized LIVING / DINING ROOM with ample space for both living & dining furniture & a FITTED KITCHEN with a wide range of fitted wall, drawer & base units as well as access to the rear.To the first floor there are TWO GOOD SIZED DOUBLE BEDROOMS (both of which have FITTED WARDROBES), a SINGLE BEDROOM & BATHROOM / WC with a white suite.The property has GARDENS front & rear, the front garden is low maintenance & the rear garden is enclosed as well as being low maintenance and a locker able shed. Local amenities are close to hand and Leeds City Centre and the Outer Ring Road / Motorway Networks are easily accessible by local transport / car.

Internal viewing can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com
Council Tax Band: B / EPC Rating: C

GROUND FLOOR:

Entrance Vestibule:
Access via a part glazed front entrance door, access to the property

Living / Dining Room:

Double glazed window, a fire place & hearth with an inset electric fire, stairs rising to the first floor, ample space for a dining table & chairs, central heating radiator

Fitted Kitchen:

Part glazed door to the rear, double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas hob with an extractor fan above, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer

FIRST FLOOR:

Landing:

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

Bedroom One:

Double glazed window, fitted wardrobes, central heating radiator

Bedroom Two:

Double glazed window, central heating radiator, fitted wardrobes

Bedroom Three:

Double glazed window, central heating radiator

Bathroom / WC:

A white suite comprising of a panelled bath with a plumbed shower above, low flush WC, wash basin, central heating radiator

TO THE OUTSIDE:

Gardens:

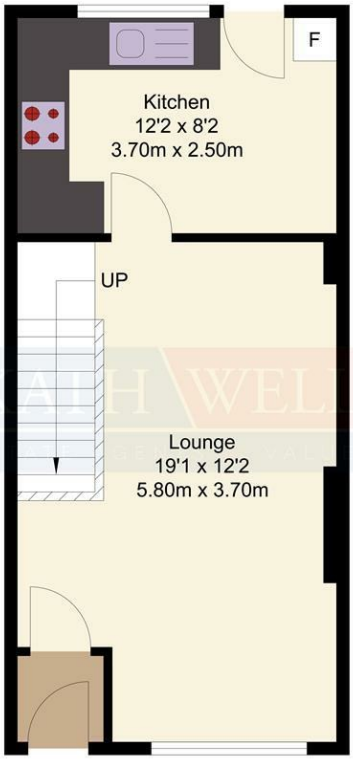
The front garden is a low maintenance garden. The rear is paved & fully enclosed.

Garage:
The property comes with a useful outside garage space

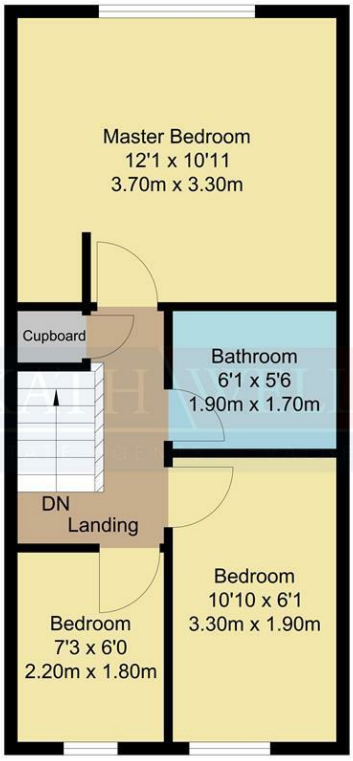
Council Tax Band & EPC Rating:
Council Tax Band: B / EPC Rating: C

EPC Link:
https://find-energy-certificate.service.gov.uk/energy-certificate/0370-2346-5660-2926-0301

Floor Plan

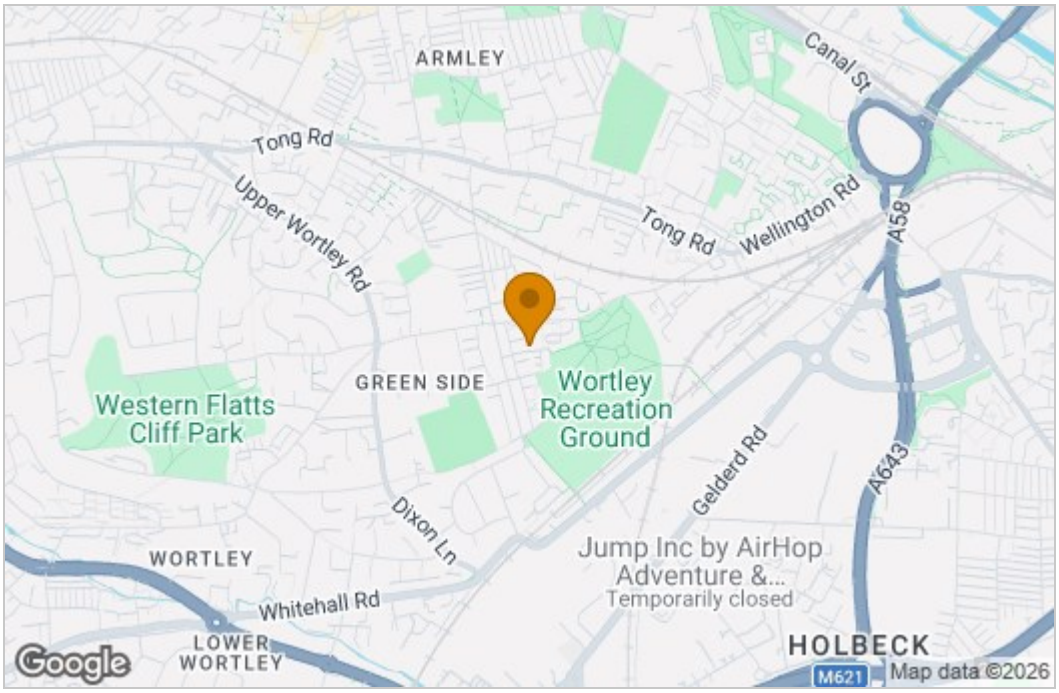


Ground Floor
Approx. 30.40 sqm.
(327.00 sqft.)

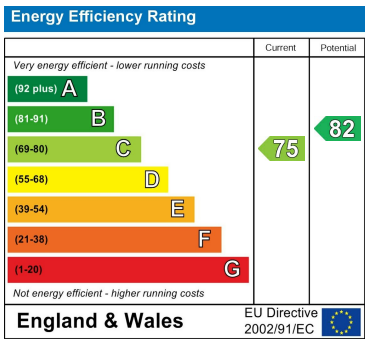


First Floor
Approx. 30.60 sqm.
(329.00 sqft.)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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