

# KATH WELLS

ESTATE AGENTS & VALUERS



## 41 Littlemoor Gardens, Leeds, LS28 8AS

**£194,995**

A deceptively spacious TWO BEDROOM SEMI DETACHED making an ideal home for a variety of purchasers. Situated amidst similar style property in a popular residential area of Pudsey and conveniently located for access to well regarded schools, and Leeds City Centre. Local amenities can be found within walking distance; gyms, restaurants and bars are a short drive / walk away.

Briefly throughout the property comprises of a HALLWAY with stairs rising to the first floor, a LIVING ROOM, a DINING AREA with French doors opening onto the garden and ample space for a dining table and chairs, a FITTED KITCHEN with a good range of cabinets, TWO FIRST FLOOR DOUBLE BEDROOMS (one of which has a range of BUILT-IN WARDROBES), and a BATHROOM / WC with a modern white suite (shower bath & shower, WC, wash basin).

Externally there is an enclosed low maintenance GARDEN to the rear with decked and paved seating areas. The front garden and DRIVEWAY are mainly block paved providing OFF STREET PARKING for several cars.

This property would make an ideal purchase for a variety of buyers including FIRST TIME BUYERS or a LANDLORD (possible rental income circa £900.00 pcm).

EPC Rating: D

## GROUND FLOOR:

### Hallway:



Access via a part glazed front entrance door, double glazed window, central heating radiator, stairs rising to the first floor, under-stairs storage area

### Living Room:



Double glazed window, television point, central heating radiator, open plan to the dining area

### Dining Area:



Double glazed French doors opening onto the rear garden, central heating radiator, ample space for a table and chairs, open plan to the fitted kitchen

### Fitted Kitchen:



Double glazed window, a side entrance door, a range of fitted wall, drawer & base units, work surfaces, space for a fridge / freezer, plumbing for an automatic washing machine, an inset sink and drainer, electric cooker point (the free standing electric cooker may be included subject to offer), large pantry / storage cupboard

## FIRST FLOOR:

### Landing:



Double glazed window, access to the first floor accommodation and to the loft space

### Bedroom One:



A good sized double bedroom, double glazed window, central heating radiator, a range of built in wardrobes

### Bedroom Two:



A good sized double bedroom, double glazed window, central heating radiator

### Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled shower bath with a glazed side screen and plumbed shower, wash basin, low flush WC, ladders tyle central heating radiator

### TO THE OUTSIDE:



### Gardens:



The front garden is mainly block paved. The rear garden is a good size and has decked and paved seating areas and a garden shed

### Parking:



Wrought iron gates open onto a good sized block paved area which provides off street parking for several cars

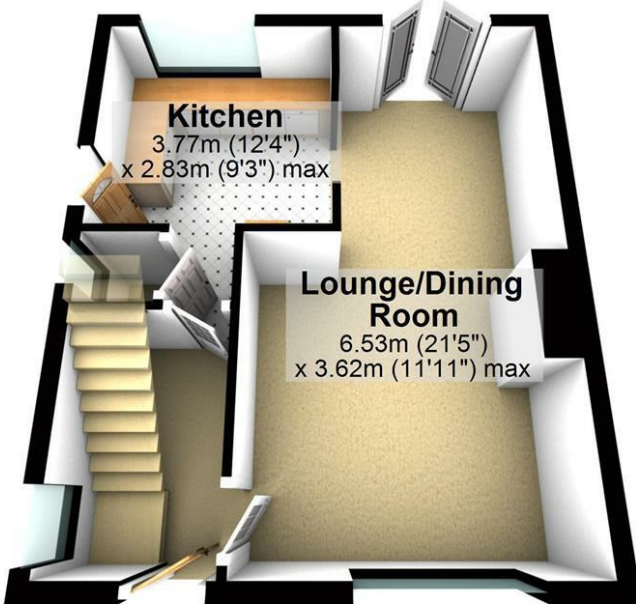
### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2418-1212-8140-1118-7076>

# Floor Plan

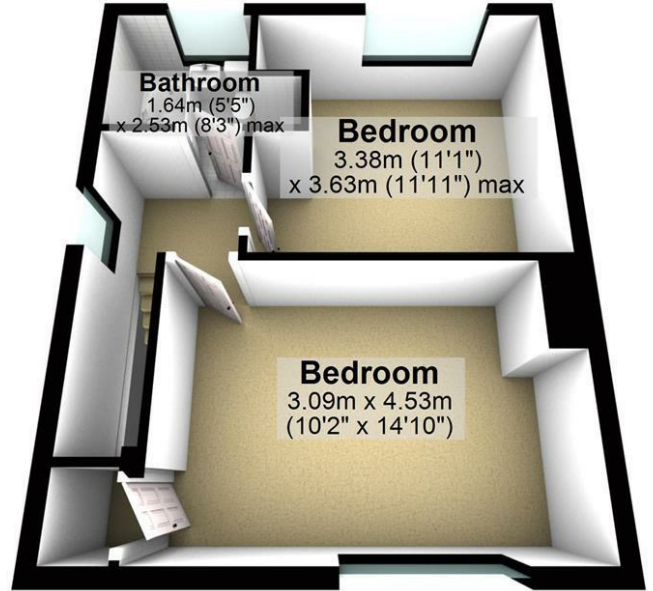
## Ground Floor

Approx. 35.8 sq. metres (385.1 sq. feet)



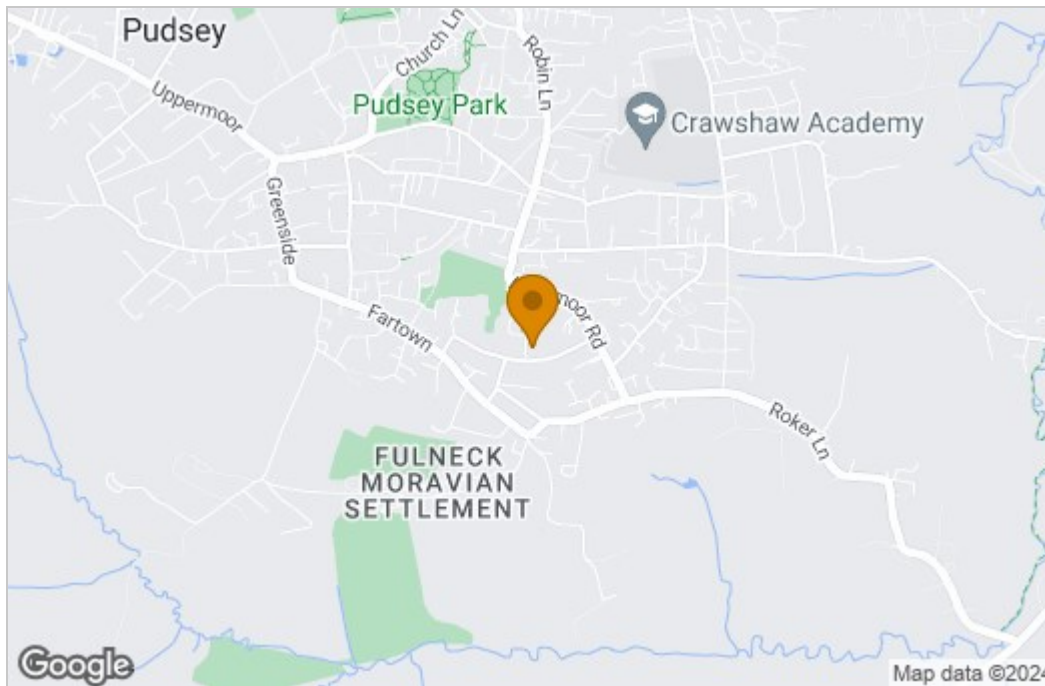
## First Floor

Approx. 35.6 sq. metres (382.9 sq. feet)



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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