

# KATH WELLS

ESTATE AGENTS & VALUERS

## 4 Clarence Street Leeds



## 4 Bedroom House - Terraced £195,000

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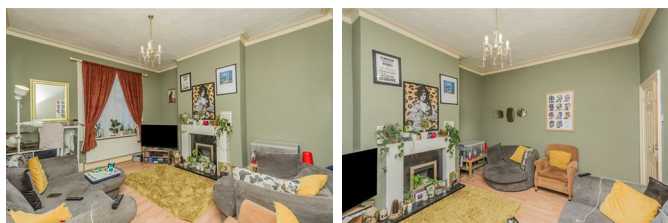
# 4 Clarence Street, Bramley, Leeds, West Yorkshire, LS13 4DD

## Ground Floor:

### Entrance Hallway:

Access via a part glazed UPVC front entrance door, central heating radiator, laminated wood floor, stairs to the first floor

### Living Room:



Double glazed window to the front elevation, central heating radiator, ceiling coving, laminated wood floor

### Fitted Dining Kitchen:



A range of wall, drawer and base units, stainless steel sink and drainer, space for a fridge freezer, space for a cooker, laminated wood floor, central heating radiator

### Utility Room:

Double glazed rear door leading to the rear garden, double glazed window to the rear elevation, a range of base and drawer units, under stairs storage cupboard, tiled floor, plumbing for a washing machine

### Basement:



A large basement providing useful storage space

### First Floor:

#### Landing:

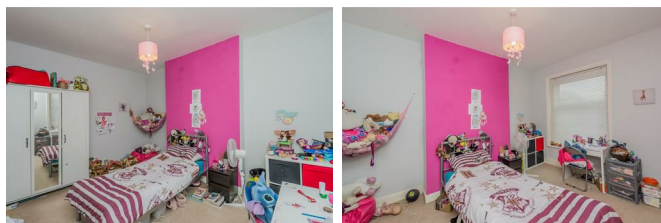
Central heating radiator, stairs to the second floor

### Bedroom One:



Double glazed window to the front elevation, central heating radiator

### Bedroom Three:



Double glazed window to the rear elevation, central heating radiator

### Bathroom / WC:



A three piece suite comprising of a bath with an instant shower over, a wash basin and a WC, a chrome radiator, vinyl flooring, double glazed window to the rear elevation

### Second Floor:



**Bedroom Two:**



Velux window to the rear elevation, double glazed window to the rear elevation, central heating radiator

**Bedroom Four:**



Double glazed window to the rear elevation, central heating radiator, storage to the eaves

**To The Outside:**



**Garden:**



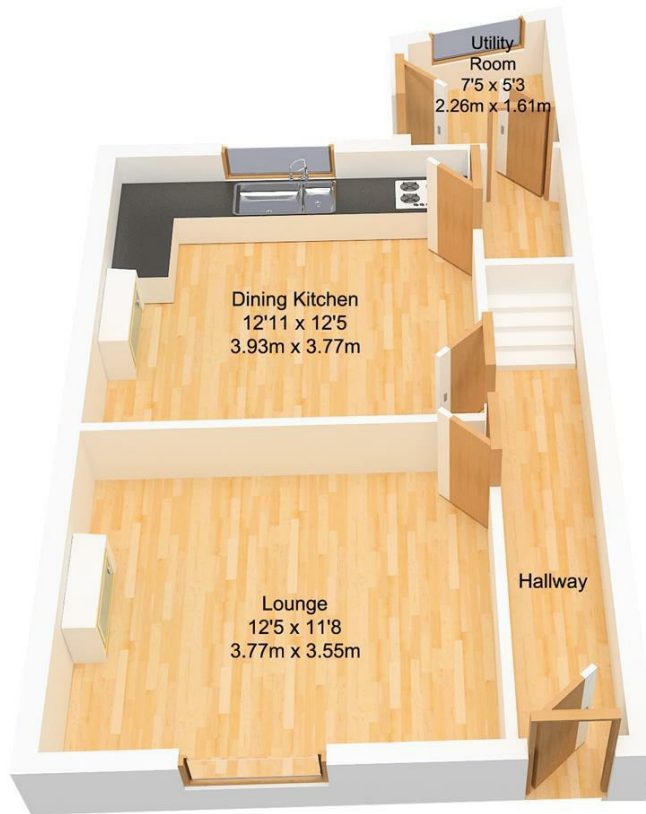
There is an enclosed paved garden to the rear

**EPC Link:**

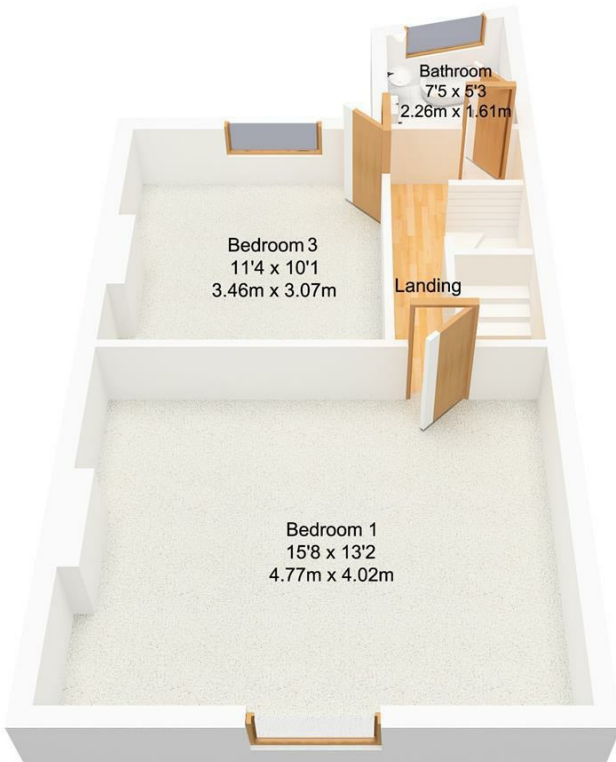
<https://find-energy-certificate.service.gov.uk/energy-certificate/2508-3034-2209-2124-0200>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>		65	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

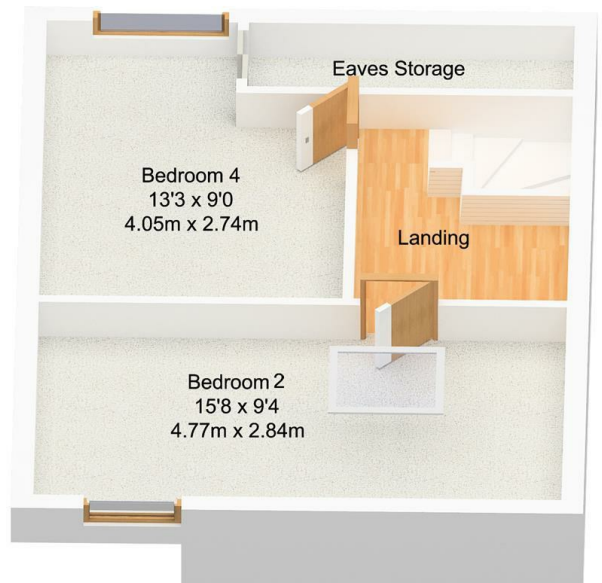
# Floor Plan



Ground Floor  
Approx. 39.63 sqm.  
(426.57 sqft.)



First Floor  
Approx. 39.63 sqm.  
(426.57 sqft.)



Second Floor  
Approx. 33.36 sqm.  
(359.08 sqft.)