KATH | WELLS

ESTATE AGENTS & VALUERS

23 Knox Street
Leeds

3 Bedroom House - Terraced
£250,000

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23 Knox Street, Rodley, Leeds, West Yorkshire, LS13 1LZ

GROUND FLOOR:

Entrance Vestibule:
Entrance via a part glazed front entrance door, double glazed window

Living Room:

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

Inner Hallway:
Stairs rising to the first floor accommodation

Fitted Dining Kitchen:

Double glazed window, access to the rear porch, a range of fitted wall, drawer & base units, work surfaces, gas hob with an extractor fan above, a built under oven / grill, an inset sink & drainer, plumbing for an automatic washing machine, ample space space for a fridge / freezer, integral dishwasher, ample space for a dining table & chairs, ample storage space

Rear Porch:
Double glazed window, access to the rear garden via a part glazed rear door

FIRST FLOOR:

Landing:

Access to first floor accommodation, stairs rising to the second floor accommodation, central heating radiator

Bedroom One:

Double glazed window, central heating radiator, ample space for a range of bedroom furniture

Bedroom Three:

Double glazed window, central heating radiator, a large single bedroom

Bathroom / WC:

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

SECOND FLOOR:

Bedroom Two:

Double glazed window, central heating radiator, built in storage cupboard

TO THE OUTSIDE:

Garden:

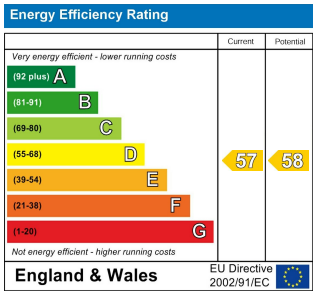
To the rear of the property there is a small garden which is fully enclosed by fencing and paved. There is also an outhouse / shed providing a useful space for storage

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D

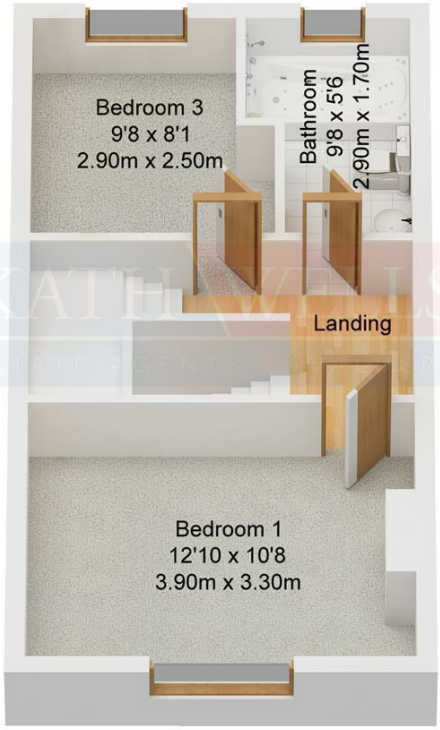
EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/0383-2889-6038-9109-5281



Floor Plan

Ground Floor
Approx. 34.50 sqm.
(371.00 sqft.)



First Floor
Approx. 31.10 sqm.
(335.00 sqft.)