



85 Somerdale Close Leeds



3 Bedroom House - Townhouse £210,000

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85 Somerdale Close, Bramley, Leeds, West Yorkshire, LS13 4RZ

GROUND FLOOR:

Hallway:

Access via a part glazed front entrance door, stairs rising to the first floor, electric heating radiator

Open Plan Living:



A family friendly open plan living area

Living Room:



Double glazed window, television point, fire place and hearth with a gas fire, electric heating radiator, small storage cupboard

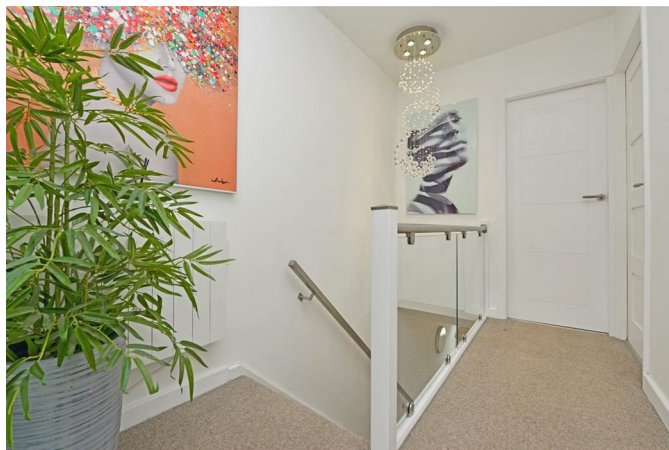
Fitted Dining Kitchen:



Double glazed window, double glazed patio doors opening onto the rear garden, a modern range of wall drawer & base units, work surfaces, gas hob with extractor fan above, sink and drainer, built under oven / grill, integral automatic washing machine, integral fridge & freezer, space for a dining / breakfast table & chairs

FIRST FLOOR:

Landing:



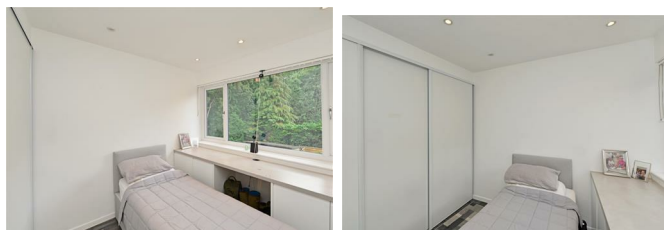
Access to first floor accommodation, access to boarded loft space, electric heating radiator

Bedroom One / Three:



Double glazed windows, electric heater, fitted wardrobes and bedroom furniture. Bedrooms one and bedroom three have been converted to make one larger bedroom with a dressing area; this conversion could easily be altered back to create a double bedroom and a single bedroom / office

Bedroom Two:



Double glazed window, electric heater, built in wardrobes and bedroom furniture, large single bedroom

Bathroom / WC



Double glazed window, a modern white suite comprising of a free-standing bath with shower mixer taps, wash basin, low flush WC, electric radiator / towel warmer

TO THE OUTSIDE:



Off Street Parking / Driveway



A driveway provides useful off street parking

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0016-0207-7405-8918-2900>

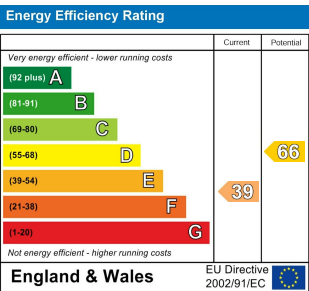
Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: F

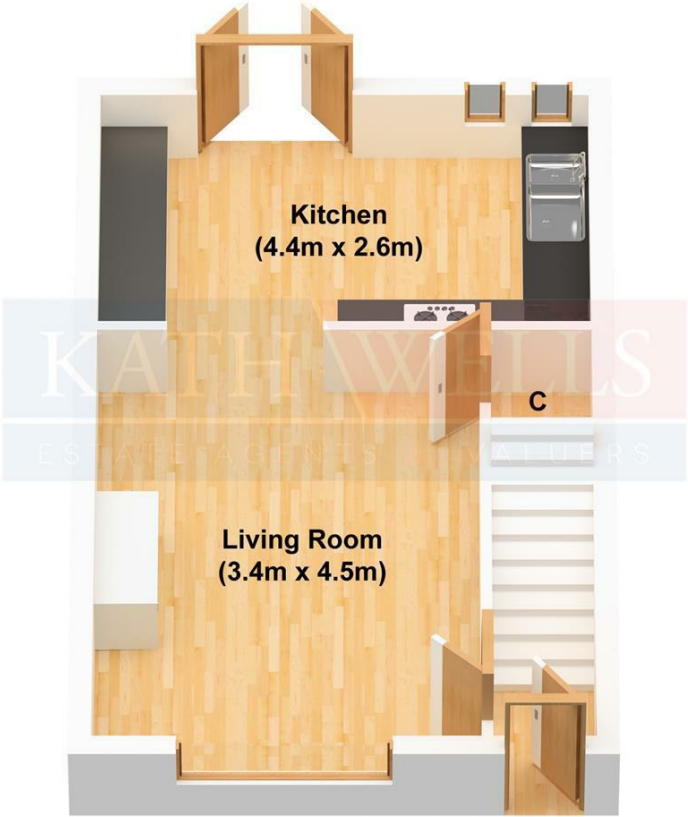
Gardens:



The rear garden is enclosed by fencing and a wall and is mainly low maintenance with a paved seating area and an artificial lawn. The front garden is low maintenance and mainly devoted to off street parking



Ground Floor



First Floor

