

KATH WELLS

ESTATE AGENTS & VALUERS



14 Green Hill Mount, Leeds, LS13 4AL Offers In The Region Of £240,000

CHAIN FREE !! GOOD SIZE THREE BEDROOM SEMI DETACHED property which offers spacious accommodation throughout and is situated in a popular residential area making an ideal family home.

Briefly throughout and to the ground floor the property comprises of a HALLWAY stairs rising to the first floor, a LIVING ROOM, an open plan FITTED KITCHEN & DINING AREA with a part glazed side door giving access to the side garden.

To the first floor there are THREE BEDROOMS, and a SHOWER ROOM / WC with a white suite and a WALK IN SHOWER. Externally the property has GARDENS TO THE FRONT AND REAR. The front garden is enclosed and has some planted shrubs. The rear garden is mainly laid to lawn and has some planted beds as well as an outside tap. A DRIVEWAY provides useful OFF STREET PARKING and access to a SINGLE DETACHED GARAGE. The property has DOUBLE GLAZING AND COMES CHAIN FREE. Local amenities are within walking distance. The Outer Ring Road, Leeds City centre, the Motorway Networks and Bramley & Kirkstall Forge Railway Stations are a short drive away making this property an ideal purchase for buyers wishing to live within commuting distance of the major commercial centres of West Yorkshire and beyond. Internal viewing can be arranged by contacting the office. Council Tax Band: C / EPC Rating: E

GROUND FLOOR:

Entrance Hallway:

Access via a composite front entrance door, double glazed window, stairs rising to the first floor

Living Room:



Double glazed window, fire place and hearth with an inset gas fire, ample space for living room furniture

Fitted Dining Kitchen:



Part glazed external door, double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, an inset sink & drainer, electric hob with extractor hood above, integral double oven / grill, freestanding fridge freezer and automatic washer included, storage cupboard, ample space for a dining table & chairs

FIRST FLOOR:

Landing:

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

Bedroom One:



Double glazed window, ceiling coving, ample space for a range of bedroom furniture

Bedroom Two:



Double glazed window, fitted wardrobes, ample space for a range of bedroom furniture

Bedroom Three:



Double glazed window

Shower Room / WC:



Double glazed window, a modern white suite comprising of a walk in shower with a glazed side screen and a plumbed shower, low flush WC, a wash basin set into a vanity unit, built in storage

TO THE OUTSIDE:



Gardens:



The front garden is enclosed and has some planted shrubs. The rear garden is mainly laid to lawn and has some planted beds as well as an outdoor tap.

Off Street Parking / Driveway / Single Garage:



A driveway provides useful off street parking for two cars and gives access to a single garage which can be used for additional parking and storage

EPC Rating & Council Tax Band:

EPC Rating: E / Council Tax Band: C

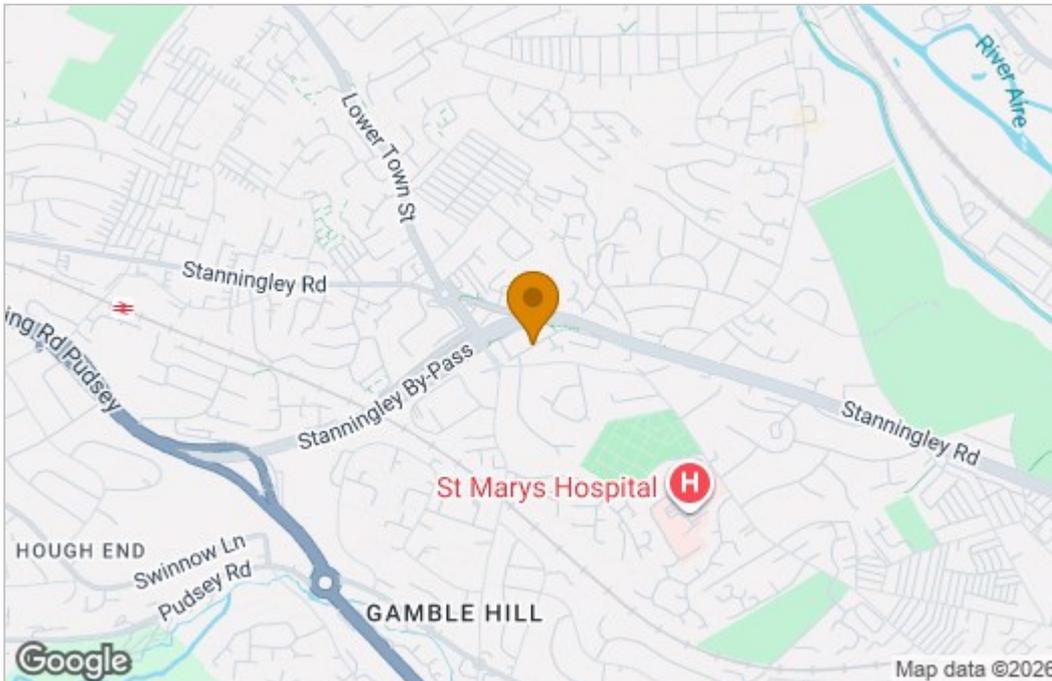
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9102-1235-8002-0020-7796>

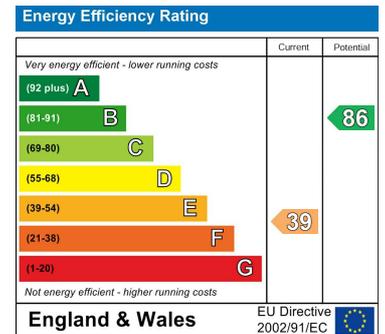
Ground Floor



Area Map



Energy Efficiency Graph



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