



38 Shakespeare Approach Leeds



4 Bedroom House - End Town House £120,000

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38 Shakespeare Approach, Burmantofts, Gardens: Leeds, West Yorkshire, LS9 7UJ

The front and rear gardens are enclosed and both have a lawn and a paved patio / seating area

GROUND FLOOR:

Hallway:

Access via a front entrance doors, stairs rising to the first floor

Cloakroom / WC:

Double glazed window, low flush WC, wash basin

Living Room:

Double glazed window, double glazed patio doors opening onto the rear garden, a good sized living room with ample space for a range of furniture

Dining Room:

Double glazed window, ample space for a range of dining room furniture

Fitted Breakfast Kitchen:

Double glazed window, an external door giving access to the rear garden, a range of fitted cabinets, work surfaces, inset sink and drainer, cooker point, space for a fridge / freezer, plumbing for an automatic washing machine

FIRST FLOOR:

Landing:

Access to the first floor accommodation

Bedroom One:

Double glazed window, a good sized double bedroom, ample space for a range of bedroom furniture

Bedroom Two:

Double glazed window, a good sized double bedroom, ample space for a range of bedroom furniture

Bedroom Three:

Double glazed window, a good sized double bedroom, ample space for a range of bedroom furniture

Bedroom Four:

Double glazed window, a good sized double bedroom, ample space for a range of bedroom furniture

Bathroom / WC:

Double glazed window, a four piece white suite comprising of a panelled bath, low flush WC, wash basin, glazed shower cubicle with a shower

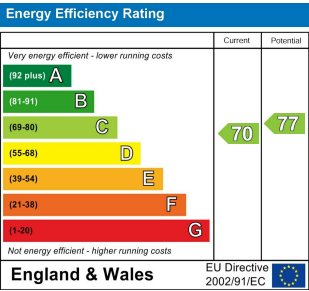
TO THE OUTSIDE:

Council Tax Band & EPC Rating:

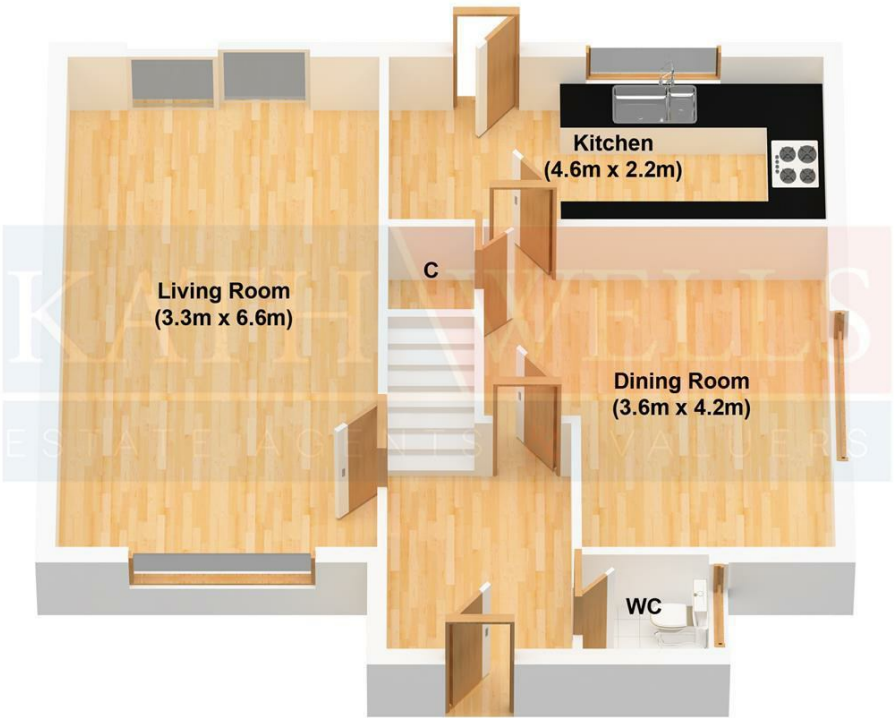
Council Tax Band: B / EPC Rating: tba

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2040-6122-5050-9291-8705>



Ground Floor



First Floor

