

# 55 Guardian Mews Lynwood Garth Leeds



2 Bedroom House £63,000

69 Lower Wortley Road Wortley Leeds West Yorkshire LS12 4SL Tel: 0113 231 1033 Fax: 0113 203 8333 Web Site www.kathwells.com

email sales@kathwells.com

# 55 Guardian Mews Lynwood Garth, Leeds, LS12 4BN

#### **GROUND FLOOR:**

### **Communal Entrance Hallway:**

Access via a communal entrance hallway, intercom access

## **Entrance Hallway:**

Access to the accommodation, wall mounted electric heater, large storage cupboard

# **Living Room & Dining Area:**







Double glazed window, wall mounted electric heaters, television point, ample space for a range of living dining furniture

#### **Fitted Kitchen:**





Double glazed window, a range of fitted wall, drawer & base units, work surfaces, an inset sink and drainer, electric cooker point, space for a fridge / freezer, plumbing for an automatic washing machine

## **Bedroom One:**





Double glazed window, wall mounted electric heater, fitted wardrobes / storage cupboards

#### **Bedroom Two:**





Double glazed window, wall mounted electric heater

### **Shower Room / WC:**



Double glazed window, a white suite comprising of a shower cubicle with an electric shower, low flush WC, wash basin set into a vanity unit, towel railing / towel dryer

# TO THE OUTSIDE:



#### **Communal Gardens:**







The property is surrounded by communal maintained gardens.

# **Resident & Visitor Parking:**

There are ample resident and visitor parking space within the grounds of the development

# **EPC Link:**

tba

# **Council Tax Band & EPC Rating:**

Council Tax Band: A / EPC Rating: E https://find-energy-certificate.service.gov.uk/energy-certificate/4908-6285-4002-0292-7992



