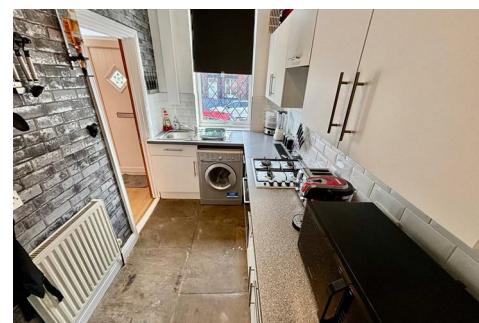


KATH WELLS

ESTATE AGENTS & VALUERS



3 Blackpool Grove, Leeds, LS12 5NX Offers In The Region Of £135,000

Early internal viewing is highly recommended for this TWO BEDROOM BACK TO BACK TERRACE property situated amidst similar style property in a popular residential area of Wortley. This property is WELL PRESENTED and has been maintained to a good standard by the current owners making an ideal for a FTB / Landlord (possible rental income circa £750.00).

Briefly throughout the property comprises of a LIVING ROOM with a fireplace hearth and stairs rising to the first floor, a modern FITTED KITCHEN with an ample range of cabinets, CELLARS which have the potential to convert to additional living space, a first floor DOUBLE BEDROOM with BUILT-IN STORAGE, a MODERN BATHROOM with a white suite and a shower above the bath, a SECOND FLOOR DOUBLE BEDROOM and a LANDING AREA which could be used as a STUDY AREA.

Externally the property benefits from having an ENCLOSED FRONT GARDEN with an artificial lawn / seating area.

Local amenities, well regarded schools and bus links to surrounding areas are within walking distance. Leeds City centre, the motorway network and Bramley Railway Station are a short drive away making the major commercial centres of West Yorkshire and beyond easily accessible.

Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com Council Tax Band: A / EPC Rating: E

GROUND FLOOR:

Living Room:



Access via a part glazed front entrance door, double glazed window, central heating radiator, fireplace and hearth, laminated flooring, stairs rising to the first floor

Fitted Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, built under electric oven / grill, gas hob, extractor hood, an inset sink and drainer, plumbing for an automatic washing machine, space for a fridge / freezer, central heating radiator, original Yorkshire Stone Flagged Floor, access to the cellars

Cellars:

Divided into two rooms with power and light. This area could be converted to provide additional living space subject to planning and building regulation approval

FIRST FLOOR:

Landing:

Access to the first floor accommodation, stairs rising to the second floor

Bedroom One:



Double glazed window, a good sized double bedroom, central heating radiator, built-in / fitted wardrobes / storage, television point, ample space for a range of bedroom furniture

Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled shower bath with a glazed side screen and shower mixer taps, pedestal wash basin, low flush WC, ladder style central heating radiator / towel warmer, inset ceiling lights, modern tiling

SECOND FLOOR:

Landing / Study Area:



A good sized area which could be used as a home office / study area

Bedroom Two:

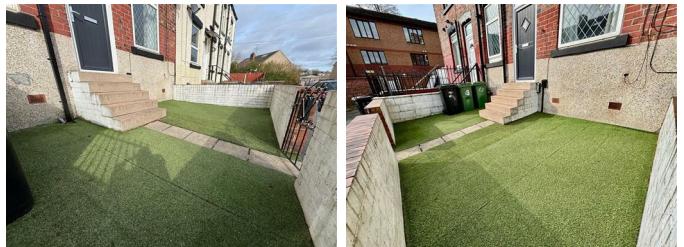


Double glazed window, central heating radiator, a good sized double bedroom with ample space for a range of bedroom furniture

TO THE OUTSIDE:



Garden Area:



An enclosed front garden with an artificial lawn / seating area

Council Tax Band / EPC Rating:

Council Tax Band: A / EPC Rating: E

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0466-2804-6735-9806-9811>

Floor Plan

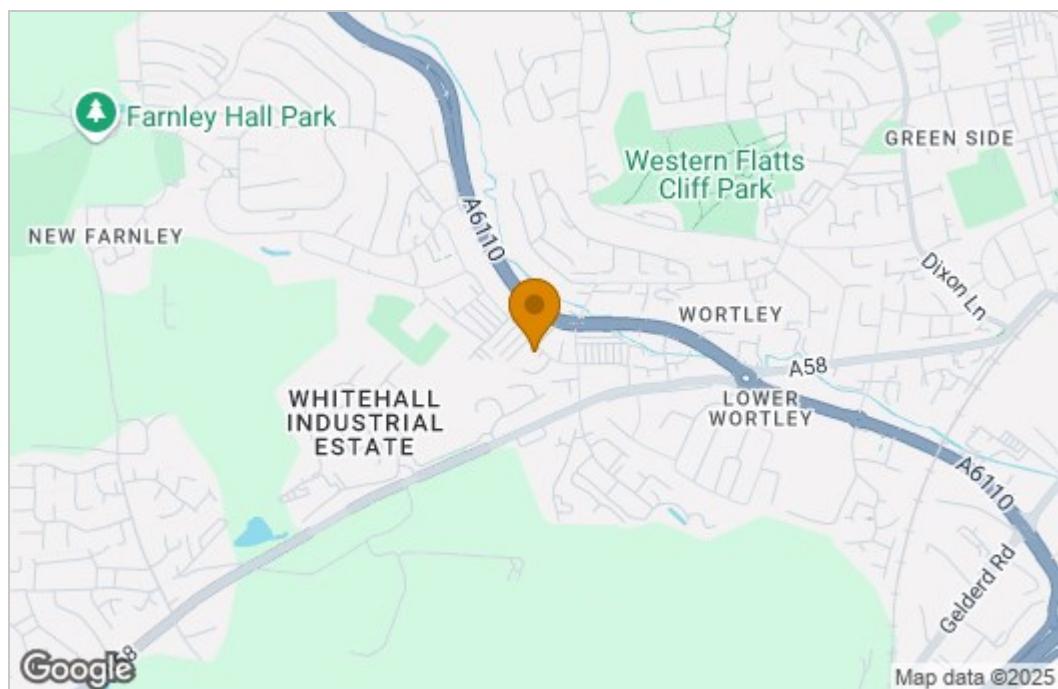


Ground Floor
Approx. 24.40 sqm.
(263.00 sqft.)

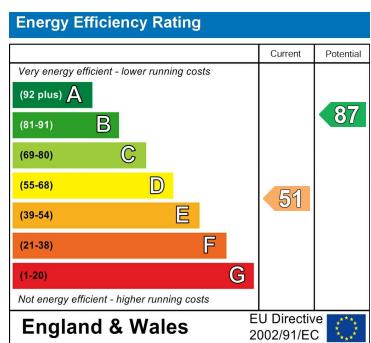


First Floor
Approx. 24.60 sqm.
(264.00 sqft.)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.