

17 Lawns Mount Leeds



Lawns Mount, LEEDS

**2 Bedroom House - Mid Terrace
£175,000**

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

17 Lawns Mount, New Farnley, Leeds, West Yorkshire, LS12 5RG

GROUND FLOOR:

Entrance Vestibule:

Access via a front entrance door, an ideal space for coats and boots

Open Plan Living Room:



Double glazed window, central heating radiator, open plan stairs rising to the first floor

Dining Fitted Kitchen:



Double glazed window, an external door giving access to the rear garden, a modern range of fitted wall, drawer & base units, work surfaces, built under electric oven / grill, four burner gas hob, extractor hood, space for a fridge / freezer, under-stairs storage cupboard, inset ceiling lights, an inset sink and drainer with a mixer tap, integral dishwasher, integral automatic washing machine.

FIRST FLOOR:

Landing:

Access to the first floor accommodation

Bedroom One:



Double glazed window, central heating radiator, ample space for a range of bedroom furniture

Bedroom Two:



Double glazed window, central heating radiator, ample space for a range of bedroom furniture

Bathroom / WC:

EPC Rating: C / Council Tax Band: B



A modern white suite comprising of a panelled bath with a glazed side screen and a shower above (rainfall shower), wash basin set into a vanity unit, low flush WC, central heating radiator

TO THE OUTSIDE:

Gardens:



The front garden is mainly open plan and has a lawn. The rear garden is enclosed by fencing and has a paved patio / seating area and a lawn

Parking:

On street parking

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9800-0486-0522-5196-3323>

Council Tax Link:

<https://www.tax.service.gov.uk/check-council-tax-band/property/540dc217-6cc4-9f5e-2614-514253b46ffd>

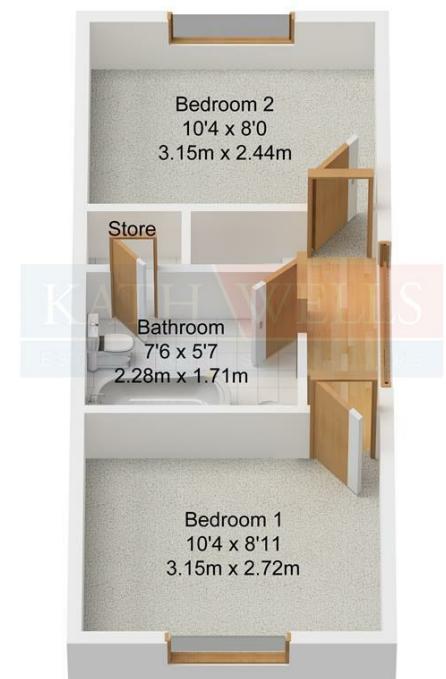
EPC Rating / Council Tax Band:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Floor Plan



Ground Floor
Approx. 24.05 sqm.
(258.87 sqft.)



First Floor
Approx. 24.79 sqm.
(266.83 sqft.)