

KATH WELLS

ESTATE AGENTS & VALUERS

12 Claremont Street Leeds



2 Bedroom House - Back to Back £120,000

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12 Claremont Street, Leeds, West Yorkshire, LS12 3EE

GROUND FLOOR:

Living Room:



Access via a front entrance door, double glazed window, central heating radiator, stairs rising to the first floor accommodation

Kitchen:



Double glazed window, a range of fitted draw & base units, work surfaces, electric cooking point, sink & drainer, plumbing for an automatic washing machine, space for a fridge / freezer, access to the cellar

Cellar:

The cellar provides a useful storage space

FIRST FLOOR:

Landing:

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

Bedroom One:



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

Bathroom / WC:



Double glazed window, a three piece suite comprising of a panelled bath, low flush WC, wash basin, central heating radiator

SECOND FLOOR:

Landing / Study Area:

A landing which provides enough space to be used as a study area / home office

Bedroom Two:



Double glazed window, central heating radiator

EPC Link:

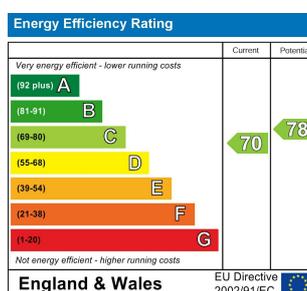
<https://find-energy-certificate.service.gov.uk/energy-certificate/0613-3059-1207-4116-9204>

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: C

Property Tour

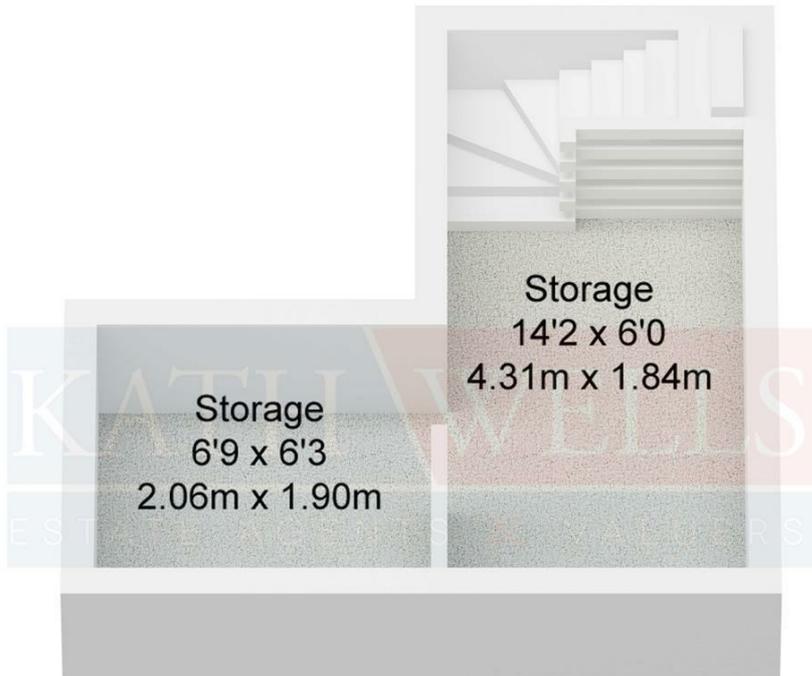
<https://player.vimeo.com/video/1172993813?h=a97dbc78ad>



Floor Plan



Ground Floor
Approx. 24.20 sqm.
(260.80 sqft.)



Basement
Approx. 11.92 sqm.
(128.30 sqft.)