

# KATH WELLS

ESTATE AGENTS & VALUERS



**31 Wesley Terrace, Leeds, LS13 2EW**

**Offers Over £230,000**

**CHAIN FREE !**

Viewing is highly advised for this THREE BEDROOM SEMI DETACHED situated amidst similar style property in a popular residential area of Bramley. This property would make an ideal home for a variety of buyers including a growing family. The property provides spacious accommodation over two floors and benefits from DOUBLE GLAZING, GAS CENTRAL HEATING, GARDENS and OFF STREET PARKING.

Briefly throughout and to the ground floor the property comprises of an ENTRANCE HALLWAY with stairs rising to the first floor, a good sized LIVING ROOM with ample space for a range of living room furniture, a fitted dining kitchen with plenty space for dining furniture. To the first floor there are TWO GOOD SIZED DOUBLE BEDROOMS, a further LARGE SINGLE BEDROOM and a BATHROOM / WC with a white suite and a shower over the bath. Externally the property has GARDENS TO THE FRONT & REAR. The front garden is mainly low maintenance. The rear garden is enclosed and benefits from having a paved patio / seating area, an ideal space for entertaining and alfresco dining! A PRIVATE DRIVWAY provides OFF STREET PARKING FOR TWO FAMILY SIZED CARS. Local amenities are within walking distance. Leeds City centre, the Motorway Networks, Bramley Railway Station, and Pudsey & Bramley centres are a short drive away making this property an ideal purchase for buyers wishing to live within commuting distance of the major commercial centres of West Yorkshire and beyond. Internal viewing can be arranged by contacting the office on 0113 231 1033 /sales@kathwells.com. Council Tax Band: B / EPC Rating: C

## GROUND FLOOR:

### Hallway:

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

### Living Room:



Double glazed window, central heating radiators, television point, laminated flooring, a fireplace and hearth with a electric fire

### Fitted Dining Kitchen:



Double glazed window, a glazed external door opening onto the rear garden, a range of fitted wall, drawer & base units, work surfaces, an inset sink & drainer with a mixer tap, built under oven / grill, four burner gas hob, plumbing for an automatic washer, free standing fridge / freezer, ample space for dining table & chairs`

## FIRST FLOOR:

### Landing:

Double glazed window, access to first floor accommodation

### Bedroom One:



Double glazed window, central heating radiator, built in wardrobe / storage

### Bedroom Two:



Double glazed window, central heating radiator

### Bedroom Three:



Double glazed window, central heating radiator, large single bedroom

### Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with an electric shower above, wash basin, low flush WC, built in storage cupboards, ladder style central heating radiator / towel warmer

## TO THE OUTSIDE:

### Gardens:



The rear garden is a good size and is paved, enclosed by fencing, an outdoor tap, low maintenance, outdoor lighting and has a garage providing useful space for outdoor storage. The front garden is mainly laid to lawn and part block paved and would be a useful entertainment space. The front is also low maintenance and is enclosed by fencing.

### **Driveway / Off Street Parking:**



A driveway to the front provides useful off street parking for 2 family sized cars

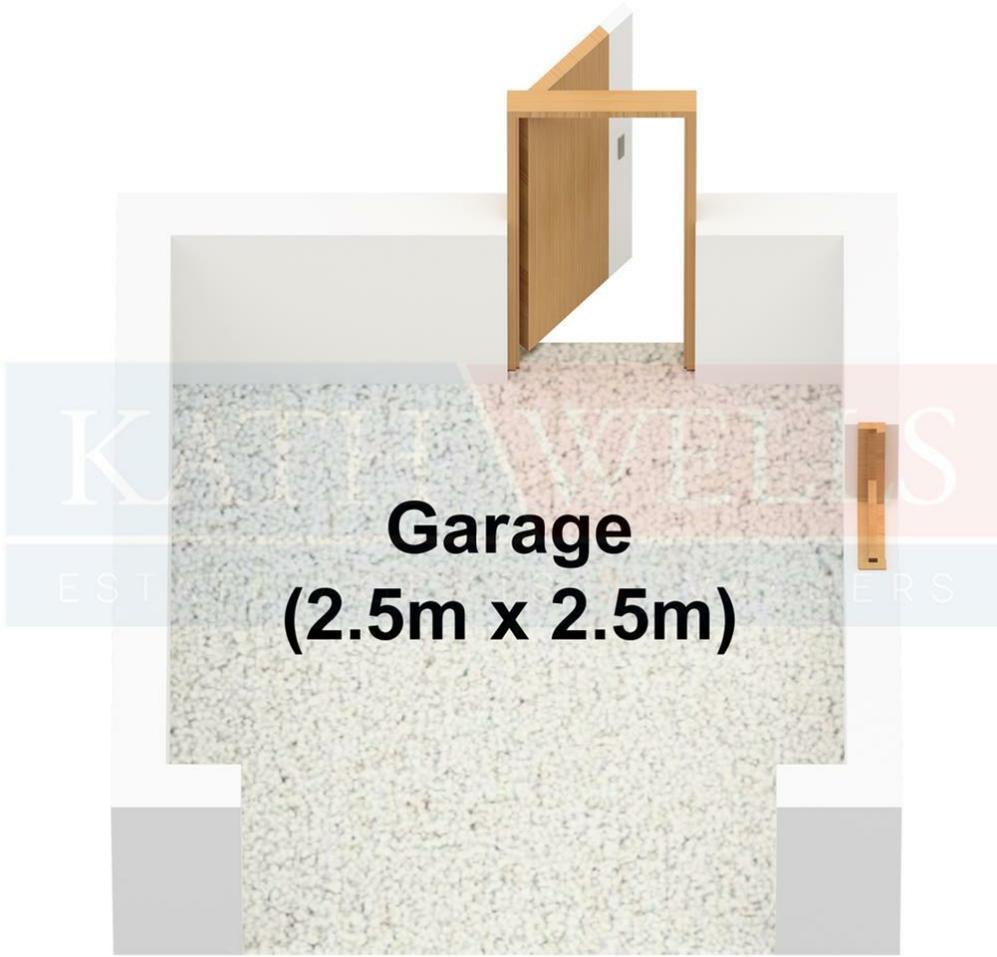
### **Council Tax Band & EPC Rating:**

Council Tax Band: B / EPC Rating: C

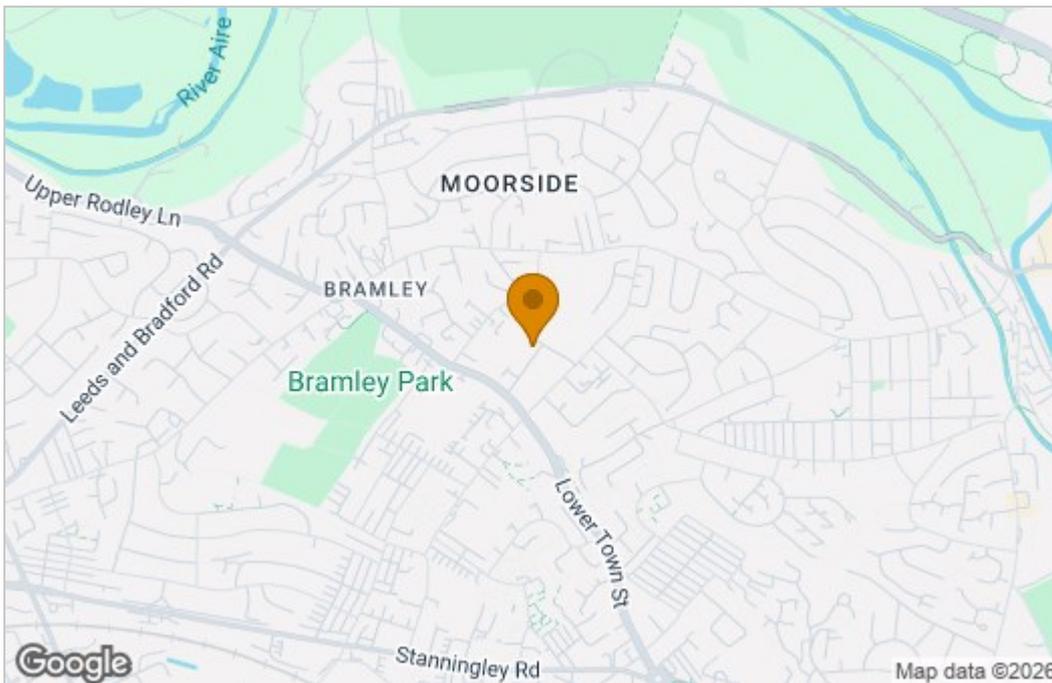
### **EPC Link:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/2720-2212-0237-6007-0503>

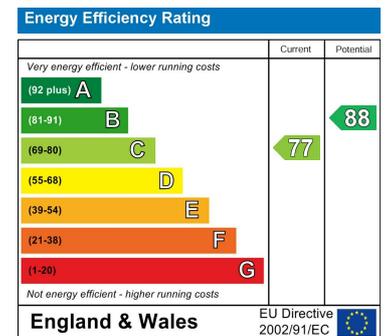
## Floor Plan



## Area Map



## Energy Efficiency Graph



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