



## 2 Suffield Close, Leeds, LS27 7WE

**Offers Over £197,500**

Early internal viewing is highly recommended for this CHAIN FREE, TWO BEDROOM MODERN TOWN HOUSE situated in a popular residential development in Gildersome within walking distance of local amenities & well regarded primary schools.

Briefly throughout and to the ground floor the property comprises of an ENTRANCE HALL / VESTIBULE, a good sized LIVING ROOM with space for a dining table & chairs, a FITTED DINING KITCHEN with an ample range of modern cabinets and work surfaces.

To the first floor there are TWO GOOD SIZED BEDROOMS and a SHOWER ROOM / WC with a modern white suite. Externally there are GARDENS to the front and rear. The front garden is open plan and the rear garden is enclosed by fencing and has an artificial lawn and a paved patio / seating area. A DRIVE provides useful OFF STREET PARKING to the front of the property. With the additional benefits of DOUBLE GLAZING and GAS CENTRAL HEATING this property would make an ideal purchase for a variety of buyers including FIRST TIME BUYERS and LANDLORDS / INVESTORS (possible rental income circa £875.00 pcm). Early internal viewing is highly recommended to avoid disappointment and to fully appreciate the benefits that this property has to offer. Viewings can be arranged by contacting the office on 0113 231 1033 / [sales@kathwells.com](mailto:sales@kathwells.com). Council Tax Band: C / EPC Rating: D

## GROUND FLOOR:

### Entrance Vestibule:

Access via a part glazed front entrance door, stairs rising to the first floor.

### Living Room:



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

### Fitted Dining Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, built-under electric oven / grill, gas hob, extractor hood, plumbing for an automatic washing machine, space for a fridge / freezer, an inset stainless steel 1 1/4 bowl sink and drainer, space for a dining / breakfast table & chairs, external access to the rear garden, central heating radiator

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation

### Bedroom One:



Double glazed window, central heating radiator

### Bedroom Two:



Double glazed window, central heating radiator

### Shower Room / WC:



A three piece suite in white comprising of a glazed shower cubicle with shower, a hand wash basin and a low flush WC set into a vanity unit, double glazed opaque window, ladder style central heating radiator / towel warmer

### TO THE OUTSIDE:



## **Gardens:**



The front garden is open plan. The rear garden is a good size, is enclosed by fencing, and has an artificial lawn and a paved patio / seating area

## **Off Street Parking:**



A drive provides useful off street parking

## **EPC Link:**

[Https://find-energy-certificate.service.gov.uk/energy-certificate/2898-9932-6209-5141-8904](https://find-energy-certificate.service.gov.uk/energy-certificate/2898-9932-6209-5141-8904)

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

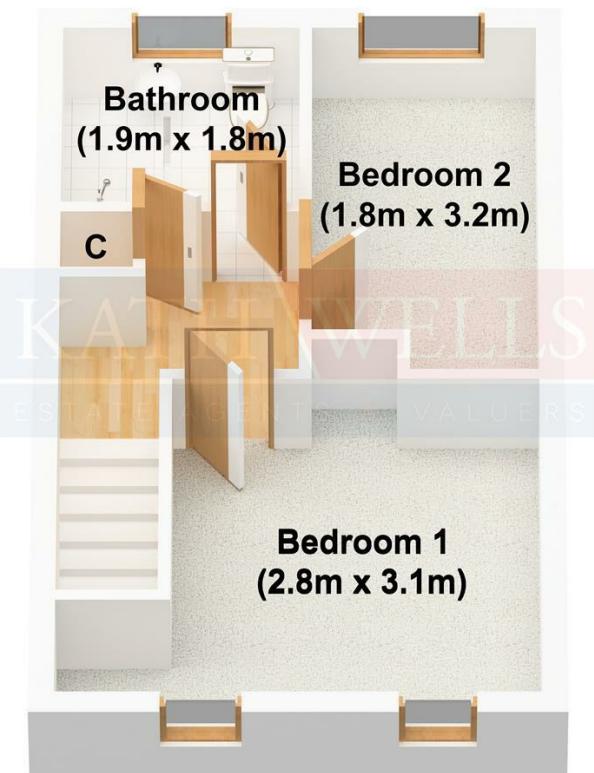
Council Tax Band: C / EPC Rating: D

## Floor Plan

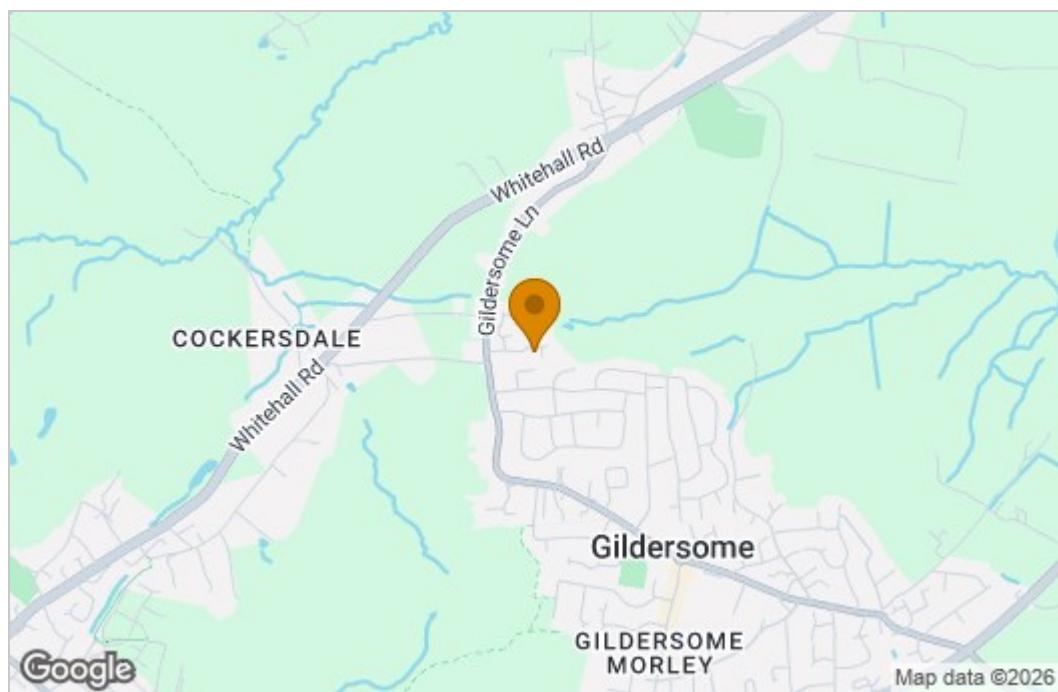
### Ground Floor



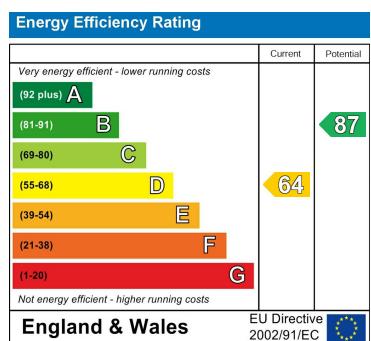
### First Floor



## 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.