

**34 Wellstone Garth  
Leeds**



**3 Bedroom House - Townhouse  
£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](http://www.kathwells.com)

**email**  
[sales@kathwells.com](mailto:sales@kathwells.com)

# **34 Wellstone Garth, Bramley, Leeds, West Yorkshire, LS13 4HL**

## **GROUND FLOOR:**

### **Living Room:**

Double glazed window, central heating radiator, television point, ample space for living room furniture

### **Fitted Dining Kitchen:**

Double glazed window, a range of fitted wall, drawer & base units, work surfaces, inset sink & drainer, gas cooking point, ample space for fridge / freezer, plumbing for automatic washing machine, ample space for a dining table and chairs

### **Downstairs WC:**

Low flush WC, wash basin

### **Utility Room:**

Double glazed window, ample space for storage

## **FIRST FLOOR:**

### **Landing:**

Access to the first floor accommodation, access to a loft space

### **Bedroom One:**

Double glazed window, central heating radiator, built in wardrobe

### **Bedroom Two:**

Double glazed window, central heating radiator

### **Bedroom Three:**

Double glazed window, central heating radiator

### **Bathroom / WC:**

A white suite comprising of a panelled bath with a shower above, low flush WC, wash basin, central heating radiator

## **TO THE OUTSIDE:**

### **Gardens:**

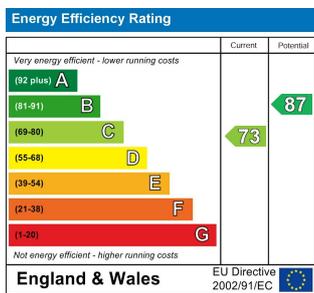
The front garden is fully enclosed and has a paved patio. The rear garden is also fully enclosed and low maintenance

### **EPC Link:**

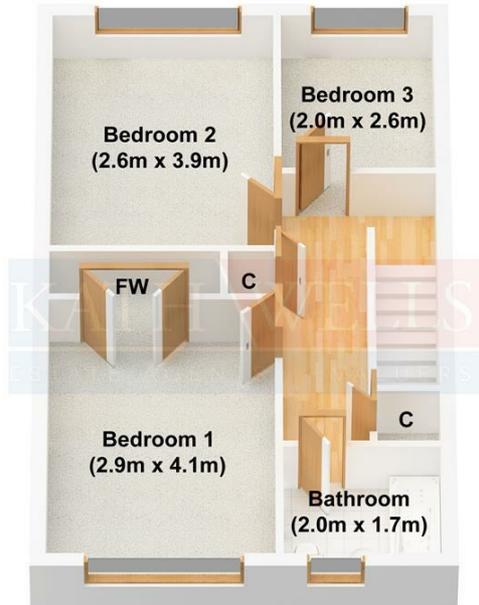
<https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2233-5190-2692-4265>

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

Council Tax Band: A / EPC Rating: C



First Floor



Ground Floor

