

KATH WELLS

ESTATE AGENTS & VALUERS



44 Wellstone Garth, Leeds, LS13 4HL

Price £175,000

A THREE BEDROOM TOWNHOUSE benefitting from GAS CENTRAL HEATING & DOUBLE GLAZING. Situated amidst similar style property in a popular residential area of Swinnow, Bramley and conveniently situated for access to local amenities, schools and Train Station.

Briefly throughout the property comprises of a HALLWAY, DOWNSTAIRS / WC, with stairs rising to the first floor, a LIVING ROOM with a window overlooking the front garden, a FITTED DINING KITCHEN, DINING AREA, with an ample range of fitted cabinets, THREE DOUBLE BEDROOMS, and a BATHROOM / WC with a CORNER BATH white suite. Externally there are GARDENS to the front and rear.

The property will be of interest to a variety of buyers including FTBs and Investors.

Viewings can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com.

COUNCIL TAX BAND EPC Rating: C

GROUND FLOOR:

Entrance porch:

Entry via UPVc part glazed door into hallway

Hallway:

Having laminate flooring, central heating radiator, access to lower floor and stairs rising to first floor accommodation.

Downstairs/ WC



Low flush WC, Tiled flooring

Living Room:



Double glazed window to the front elevation, laminate wood effect flooring, coving to ceiling, central heating radiator.

Dining Kitchen:



Double glazed window to rear, a range of wall, drawer and base units with coordinating work surfaces, Tiled splashback, Electric over and four ring electric hob. Stainless steel sink and drainer, space for fridge and freezer, plumbing for washing machine, Breakfast bar, Central heating radiator, space for Dining table.

TO THE FIRST FLOOR:

Landing:

Access via stairs to all first floor accommodation, access to loft space.

Bedroom One:



Double glazed window to front elevation, central heating radiator, neutral décor.

Bedroom Two:



Double glazed window to front elevation, central heating radiator, spacious room with neutral decor.

Bedroom Three:



Double glazed window to rear elevation, central heating radiator.

Bathroom/ WC:



Double glazed opaque window to rear elevation, a three piece suite comprising of corner bath, pedestal hand wash basin, low flush WC, fully tiled, central heating radiator.

To The Outside :

Gardens:



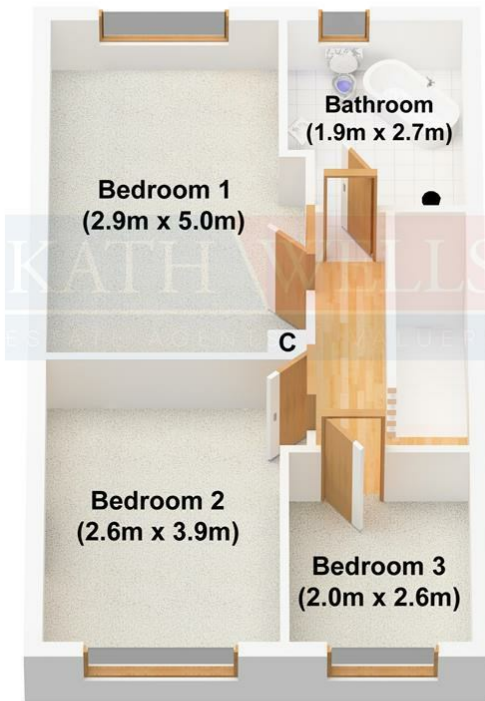
To the front elevation a low maintenance garden fully enclosed with fencing, access to front entrance door. To the rear elevation a fully enclosed garden with decked patio, lawn area and access to rear elevation.

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2020-0027-6040-8204-57>

Floor Plan

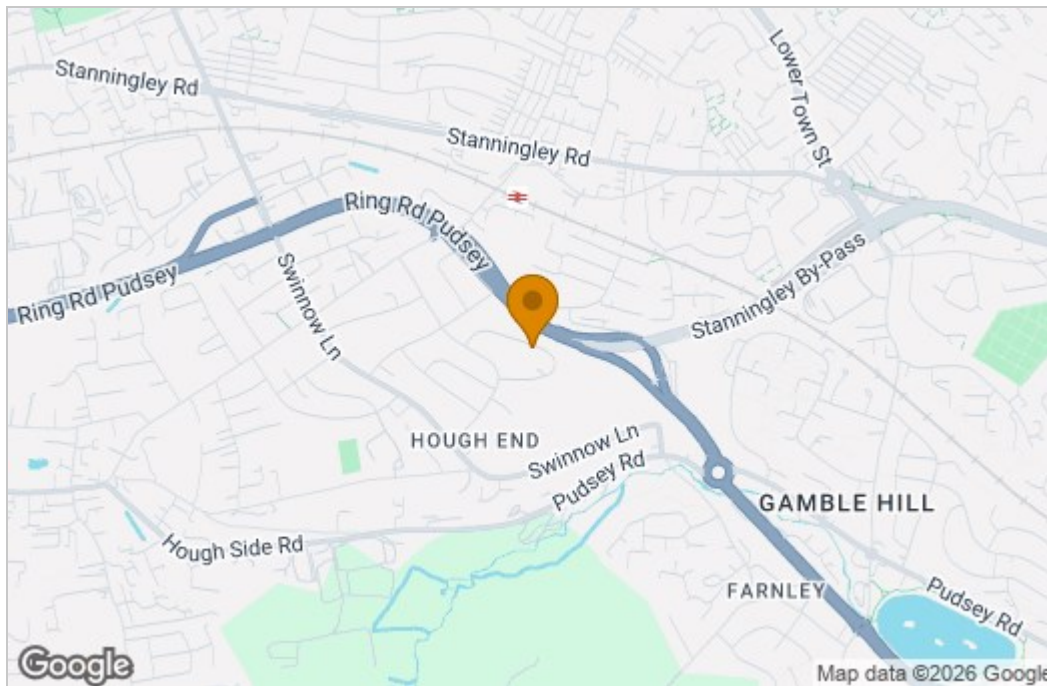
First Floor



Ground Floor



Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 71 | 83 |
| | | EU Directive 2002/91/EC | |

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