KATH | WELLS

ESTATE AGENTS & VALUERS

21 Lancastre Grove
Leeds



3 Bedroom House - Semi-Detached
£245,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

Web Site
www.kathwells.com

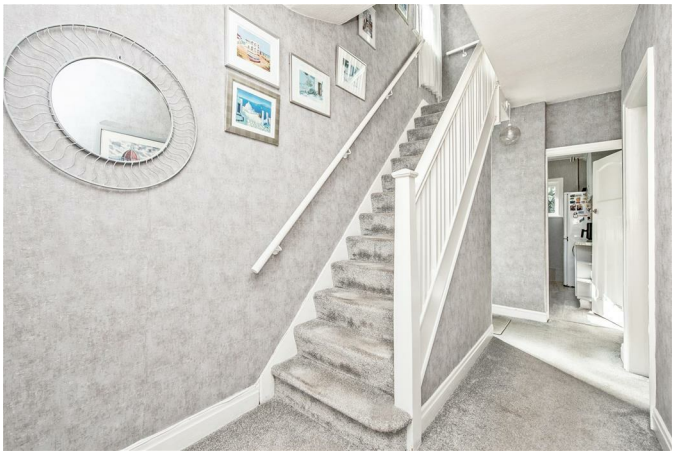
email
sales@kathwells.com

21 Lancastre Grove, Leeds, West Yorkshire, LS5 3DZ

GROUND FLOOR:

Front Porch:
Double glazed window, access from inside the property via a part glazed front door

Entrance Hallway:



Access from the part glazed side door entrance, stairs rising to the first floor, storage cupboard, central heating radiator

Living Room:




Double glazed window, fire place & hearth with an inset fire, television point, central heating radiator

Fitted Kitchen:





Double glazed window, a range of fitted wall, drawer & base units, work surfaces, electric cooker with an extractor fan above, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer

Dining Room:




Double glazed French doors giving access to the rear garden, a fire place & hearth, fitted storage cupboards, ample space for a dining table & chairs, central heating radiator

FIRST FLOOR:

Landing:



Double glazed window, access to the first floor accommodation, access to a boarded loft space via a pulldown loft ladder

Bedroom One:





Double glazed window, fitted wardrobes, central heating radiator

Bedroom Two:




Double glazed window, a good sized storage cupboard, central heating radiator

Bedroom Three:



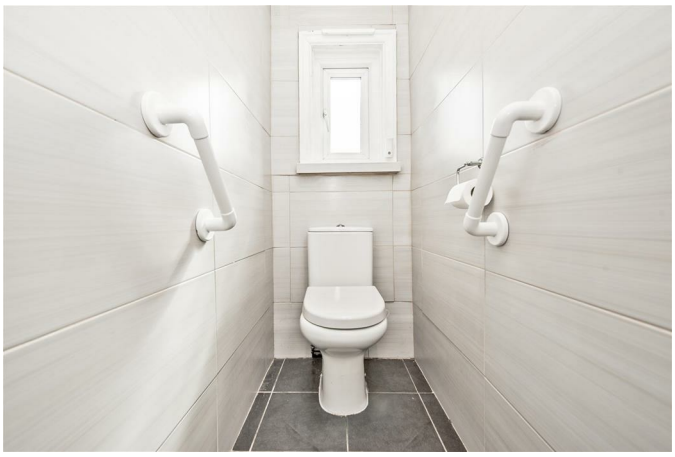
Double glazed window, central heating radiator

Bathroom:



Double glazed window, a bathroom suite comprising of a panelled bath, a separate shower cubicle with a plumbed shower above, a wash basin set into a vanity unit, controlled under floor heating

Separate WC:



Double glazed window, low flush WC

TO THE OUTSIDE:



Gardens:



The rear garden is a good size & comprises of a paved patio as well as being fully enclosed. The rear also has access to a large garage space making an ideal outside storage space. The front garden is enclosed & mainly low maintenance.

Off Street Parking / Driveway / Garage:



A driveway provides useful off street parking for three cars. The garage provides extra outside space which can be used as storage.

Council Tax Band & EPC Rating:

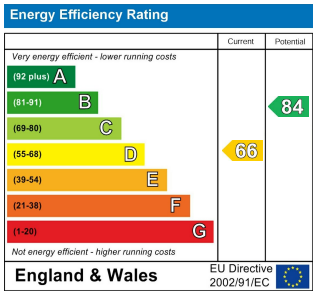
Council Tax Band: B / EPC Rating: D

EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/0014-0207-4106-1819-2700

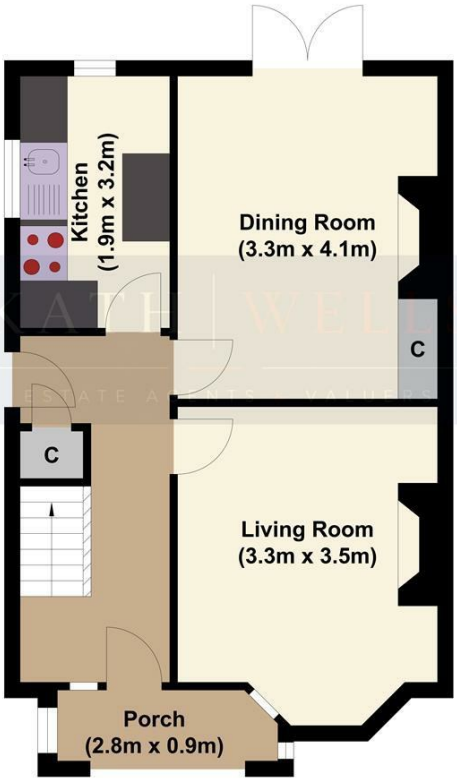
Anti-Money Laundering (AML) Checks:

By law, we must carry out Anti-Money Laundering (AML) checks to verify the identity of all buyers once an offer has been accepted. The cost is £35.00 plus VAT (£42.00 total) per buyer, and this fee is payable when your offer is accepted. These checks are a legal requirement for all purchasers.



Floor Plan

Ground Floor



First Floor

