KATH | WELLS

ESTATE AGENTS & VALUERS

# 3 Park Meadow Lane
# Leeds

## 3 Bedroom House - Terraced
## £300,000

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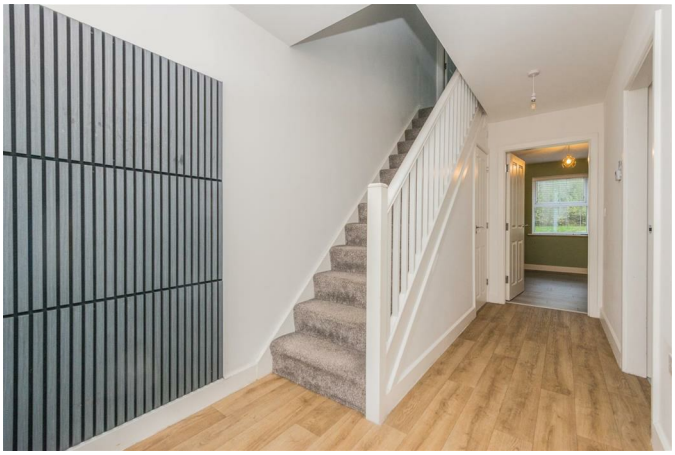
# 3 Park Meadow Lane, Leeds, West Yorkshire, LS12 4FL

## GROUND FLOOR:

### Entrance Hallway:



Access via a part glazed front entrance door, stairs rising to the first floor accommodation, central heating

### Fitted Dining Kitchen:

Double glazed window, a range of fitted wall, drawer & base units, work surfaces, electric hob with an extractor fan above, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, integral kitchen appliance (fridge / freezer & dishwasher), ample space for a dining table & chairs, central heating radiator

### Living Room:

Double glazed French doors to the rear, double glazed window, ample space for a range of living room furniture, central heating radiator

### Downstairs WC:

A suite comprising of a low flush WC, wash basin & a central heating radiator

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation, access to the loft space, storage cupboard, central heating radiator

### Bedroom One:

Double glazed window, central heating radiator

### En-suite Shower Room / WC:

A three piece white suite comprising of a glazed shower cubicle with a plumbed shower above, low flush WC, wash basin, ladder style central heating radiator / towel warmer

### Bedroom Two:

Double glazed window, central heating radiator

### Bedroom Three:

Double glazed window, central heating radiator

### Family Bathroom / WC:

Double glazed window, a three piece suite comprising of a paneled bath with a plumbed shower above, low flush WC, wash basin, ladder style central heating radiator / towel warmer

### TO THE OUTSIDE:

### Gardens:

The front garden is a paved low maintenance garden. The rear is a good size and consists of a lawn as well as being fully enclosed

### Off Street Parking / Driveway:

A driveway to the front of the property provides off street parking for two family sized cars

### Council Tax Band & EPC Rating:

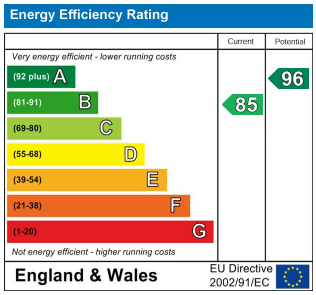
Council Tax Band: C / EPC Rating: B

### EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/4291-3378-8132-4724-8923

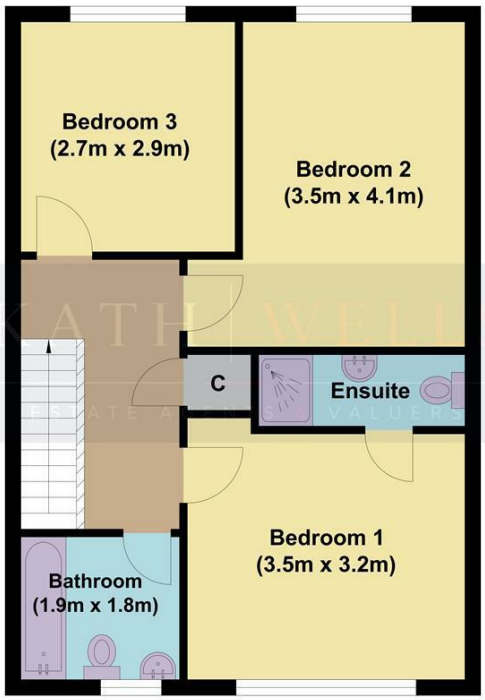
### Anti-Money Laundering (AML) Checks:

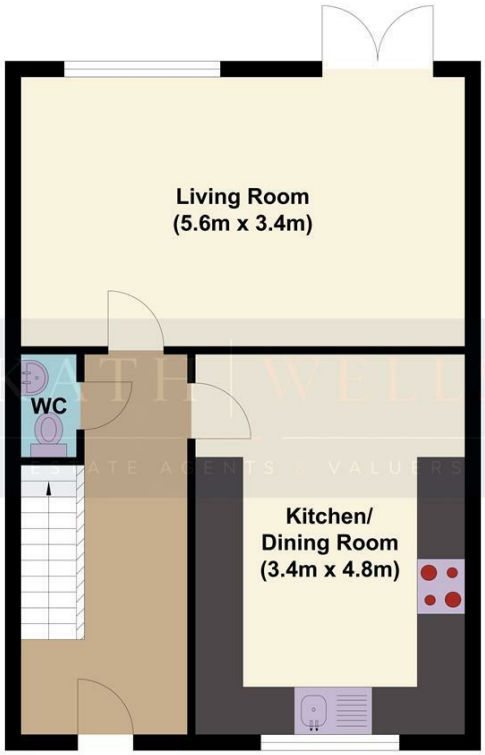
By law, we must carry out Anti-Money Laundering (AML) checks to verify the identity of all buyers once an offer has been accepted. The cost is £35.00 plus VAT (£42.00 total) per buyer, and this fee is payable when your offer is accepted. These checks are a legal requirement for all purchasers.



# Floor Plan

## First Floor




## Ground Floor