KATH | WELLS

ESTATE AGENTS & VALUERS

# 25 Gotts Park Crescent
# Leeds



## 3 Bedroom House - Semi-Detached
## £275,000


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# 25 Gotts Park Crescent, Leeds, West Yorkshire, LS12 2RP

## GROUND FLOOR:

### Front Entrance Porch:



Access via a part glazed front entrance door, double glazed windows

### Entrance Hallway:



Stairs rising to the first floor, central heating radiator

### Living Room:





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

### Fitted Dining Kitchen:







Double glazed French doors giving access to the conservatory, double glazed window, a range of fitted wall, drawer & base units, work surfaces, electric hob with an extractor fan above, eye level oven / grill, inset sink & drainer, plumbing for an automatic washer, ample space for a fridge / freezer, ample space for a dining table & chairs

### Conservatory:





Access to the rear garden via double glazed French doors, double glazed windows

## FIRST FLOOR:

### Landing:



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

## Bedroom One:




Double glazed window, fitted wardrobes, central heating radiator

## Bedroom Two:




Double glazed window, fitted wardrobes, central heating radiator

## Bedroom Three:




Double glazed window, central heating radiator, a good sized single bedroom

## Shower Room / WC:




Double glazed window, a three piece suite comprising of a walk in shower with a glazed side & plumbed shower above, low flush WC, a wash basin set into a vanity unit, ladder style central heating radiator / towel warmer

## TO THE OUTSIDE:

## Gardens:




The front garden is an enclosed space & provides access to the driveway. The rear garden is a great size and comprises of an artificial lawn, a paved patio & is fully enclosed. The rear is also south facing making an ideal private garden for summer time entertainment as well as alfresco dining.

## Off Street Parking / Driveway / Single Garage:




A driveway to the side of the property provides off street parking for three cars. The garage provides additional space and can be used as outside storage. The garage also benefits from having power & lighting.

## Council Tax Band & EPC Rating:

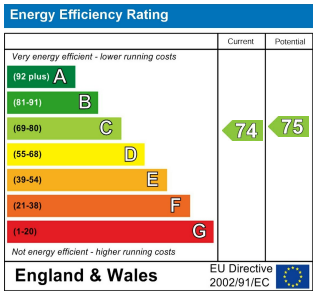
Council Tax Band: B / EPC Rating: C

## EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/0136-3328-2600-0158-5206

## 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
Approx. 59.99 sqm.
(645.72 sqft.)




First Floor
Approx. 42.18 sqm.
(454.02 sqft.)