

# KATH | WELLS

ESTATE AGENTS & VALUERS



**49 Randolph Street, Leeds, LS13 3HT**

**Offers Over £187,000**

Reduced ... A spacious FOUR BEDROOM TOWNHOUSE situated amidst similar style property in a popular residential area of Bramley. This property is well presented throughout and provides spacious accommodation making an ideal purchase for a growing family. Briefly throughout the accommodation comprises of, a LIVING ROOM with a fireplace and hearth and an electric stove, a hallway with stairs rising to the first floor, a FITTED DINING KITCHEN with a good range of cabinets and ample space for a dining table and chairs. To the first floor there are TWO DOUBLE BEDROOMS, and a SHOWER ROOM / WC with a white suite. To the second floor, there are two further DOUBLE BEDROOMS. Local amenities are within walking distance including shops and bus routes. Leeds City Centre, the Motorway networks, and Bramley Railway Station are a short drive away. The property benefits from double glazing and gas central heating and has gardens front & rear. Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 / [sales@kathwells.com](mailto:sales@kathwells.com) Council Tax Band: A / EPC Rating: D

## GROUND FLOOR:

### Living Room:



Access via a front entrance door, double glazed window, central heating radiator, fireplace and hearth with an electric stove, ceiling coving, television point, stairs rising to the first floor

### Fitted Dining Kitchen:



Part glazed external door to the rear, double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooker point (the gas cooker may be included in the sale subject to offer), inset sink & drainer, plumbing for an automatic washer, space for a fridge freezer, ample space for a dining table and chairs, central heating radiator, access to the cellar

### Cellar:

A useful space for storage with power and lighting

## FIRST FLOOR:

### Landing:

Access to first floor accommodation, stairs rising to the second floor

### Bedroom One:



Double glazed window, central heating radiator, feature Victorian fire place

### Bedroom Two:



Double glazed window, central heating radiator

### Shower Room / WC:



Double glazed window, a white suite comprising of a shower area with a glazed side screen and shower head above, wash basin, low flush WC, ladder style central heating radiator / towel warmer, built in storage

## SECOND FLOOR:

### Landing:

Access to the second floor accommodation

### Bedroom Three:



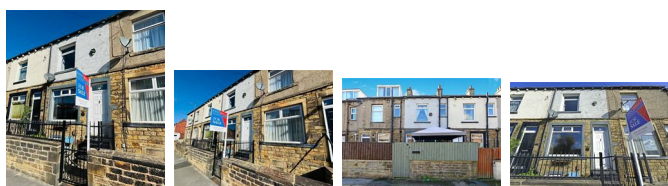
Velux window, central heating radiator

### Bedroom Four:



Velux window, central heating radiator

### TO THE OUTSIDE:



### Gardens:



The rear garden is low maintenance and is enclosed and has a decked patio providing a useful space for outdoor entertaining. The front garden is low maintenance and enclosed

### Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: D

### EPC Link:

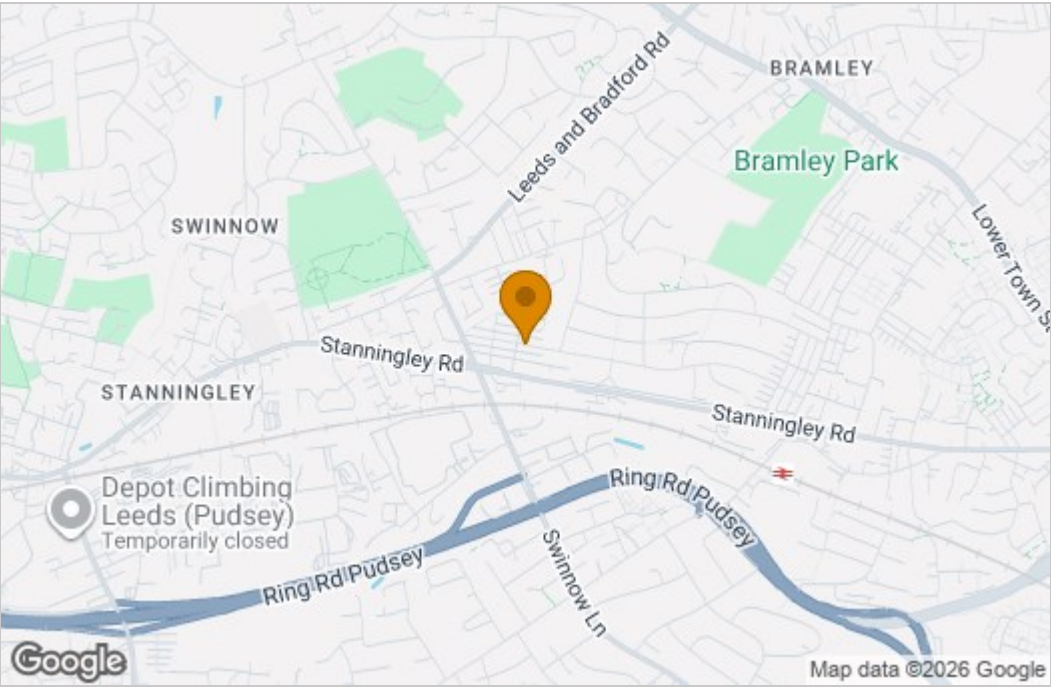
<https://find-energy-certificate.service.gov.uk/energy-certificate/4805-5295-6002-0101-7806>

Floor Plan

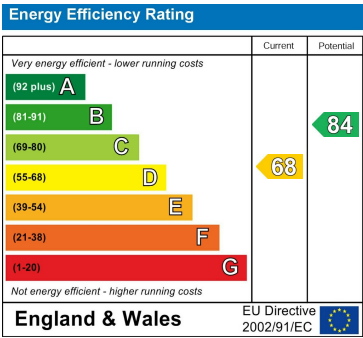
Ground Floor



Area Map



Energy Efficiency Graph



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