KATH | WELLS

ESTATE AGENTS & VALUERS

15 St. Andrews Close
Leeds



3 Bedroom House - Semi-Detached
£240,000

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15 St. Andrews Close, Leeds, West Yorkshire, LS13 1JE

GROUND FLOOR:

Entrance Hallway:



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

Living / Dining Room:






Double glazed window, fire place & hearth with an inset gas fire, television point, ample space for a dining table & chairs, central heating radiator

Fitted Kitchen:





Part glazed door to the conservatory, double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooker point, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer

Conservatory:




Double glazed door giving access to the rear, double glazed window, central heating radiator

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation, access to a part boarded loft space

Bedroom One:




Double glazed window, fitted wardrobes, central heating radiator

Bedroom Two:



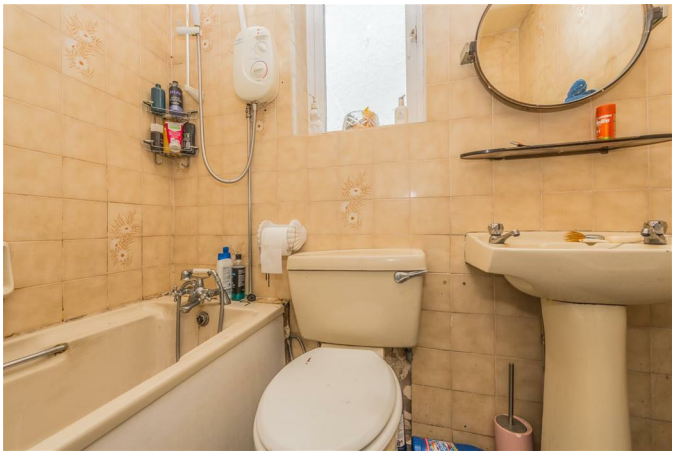

Double glazed window, central heating radiator

Bedroom Three:




Double glazed window, built in storge cupboard, central heating radiator

Bathroom / WC:



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

TO THE OUTSIDE:

Gardens:



The front garden is mainly low maintenance. The rear garden is a good size & consists of a paved patio, a lawn & is fully enclosed

Off Street Parking / Driveway:



A driveway provides useful off street parking for three cars

Council Tax Band & EPC Rating:

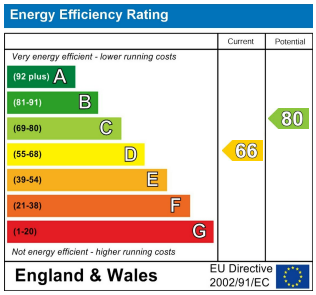
Council Tax Band: B / EPC Rating: D

EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/2090-9810-1060-3293-5791

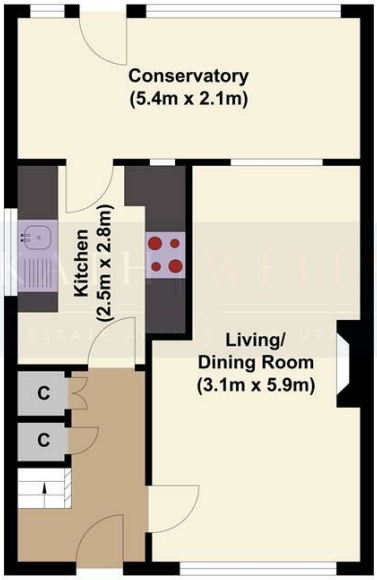
Anti-Money Laundering (AML) Checks:

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

