



## 28 Edinburgh Road Leeds



## 5 Bedroom House - Terraced £239,950

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

**Web Site**  
[www.kathwells.com](http://www.kathwells.com)

**email**  
[sales@kathwells.com](mailto:sales@kathwells.com)

# 28 Edinburgh Road, Armley, Leeds, West Yorkshire, LS12 3RW

## GROUND FLOOR:

### Hallway:



Access via a part glazed front entrance door, original 'fan light' stained glass window, stairs rising to the first floor, original tiled floor, ceiling coving & plasterwork, access to the cellars

### Living Room:



Double glazed bay window overlooking the front garden, laminated flooring, two central heating radiators, television point, ceiling coving & plasterwork

### Dining Kitchen:



Double glazed window, a range of fitted wall & base cabinets, work surfaces, stainless steel inset sink and drainer, cooker point, plumbing for an automatic washing machine, ample space for dining room furniture, central heating radiator, feature fire surround, an internal passenger lift giving access to bedroom two

### Rear Hallway:

An external door giving access to the rear yard

## BASEMENT:

### Basement Hallway / Landing:

Access to the basement rooms, storage cupboard

### Room One:



Original Yorkshire stone flagged floor, central heating radiator, window, semi open plan to room two

### Room Two:



An external door giving access to the rear yard, original Yorkshire stone flagged floor, original fireplace and hearth with a stove

### Utility Room:



Fitted wall and base units, work surfaces, cooker point, plumbing for an automatic washing machine

## FIRST FLOOR:



### **Landing:**

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

### **Bedroom One:**



A large double bedroom: double glazed window, central heating radiator, laminated flooring

### **Bedroom Two:**



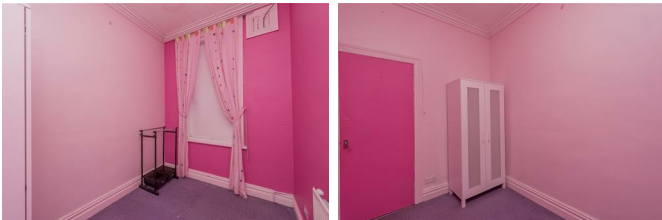
Double bedroom; double glazed window, central heating radiator, an internal passenger lift giving access to the dining kitchen, ceiling hoists giving access to bedroom areas and the wet room

### **Wet Room / Shower Room & WC:**



Double glazed window, shower area, low flush WC, wash basin, central heating radiator, ceiling hoists giving access to the bedroom and wet room area

### **Bedroom Five:**



Double glazed window, central heating radiator; a useful fifth bedroom / home office / study

## **SECOND FLOOR:**

### **Landing:**

Access to the second floor accommodation

### **Bedroom Three:**



Double bedroom: Velux window, storage to the eaves, central heating radiator

### **Bedroom Four:**



Double bedroom: Velux window, storage to the eaves, central heating radiator

### **Bathroom / WC:**



Skylight window, a white suite comprising of a panelled bath with shower mixer taps and a glazed side scree, low flush WC, wash basin, central heating radiator

### **TO THE OUTSIDE:**



## Garden:

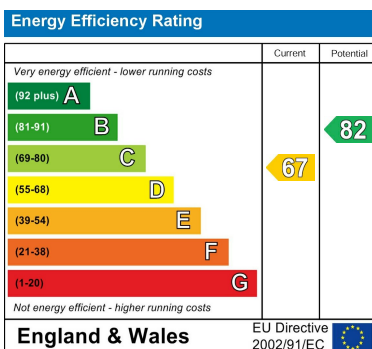


The front garden is enclosed by a low wall with wrought iron railings, steps and a passenger lift give access to the front door. To the rear there is a yard area

### **EPC Link:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/8720-2216-0036-6003-0793>

## Energy Efficiency Graph



# Floor Plan



Lower Ground Floor  
Approx. 60.29 sqm.  
(648.95 sqft.)



Ground Floor  
Approx. 60.29 sqm.  
(648.95 sqft.)



First Floor  
Approx. 59.17 sqm.  
(636.90 sqft.)