



28 Edinburgh Road Leeds



5 Bedroom House - Terraced £239,950

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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:



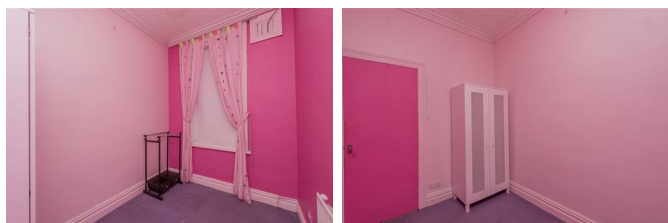
Double bedroom; double glazed window, central heating radiator, an internal passenger lift giving access to the dining kitchen, ceiling hoists giving access to bedroom areas and the wet room

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:



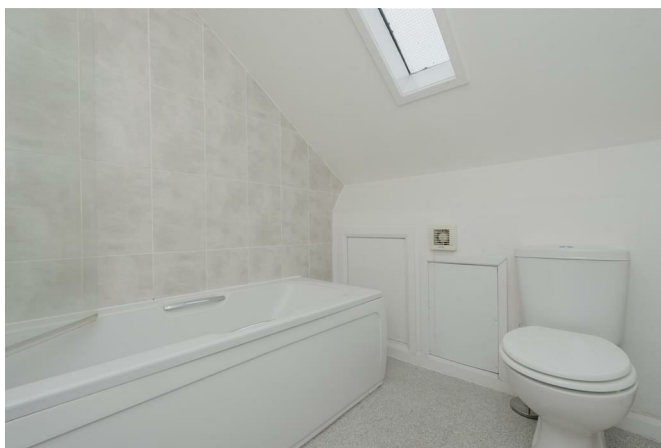
Double bedroom: Velux window, storage to the eaves, central heating radiator

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:

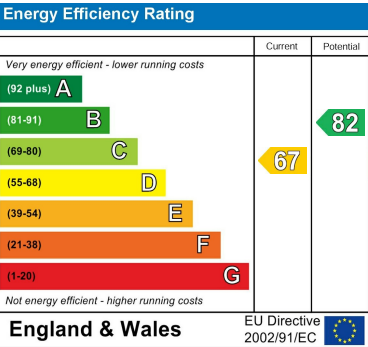


The front garden is enclosed by a low wall with wrought iron railings, steps and a passenger lift give access to the front door. To the rear there is a yard area

EPC Link:

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

Energy Efficiency Graph



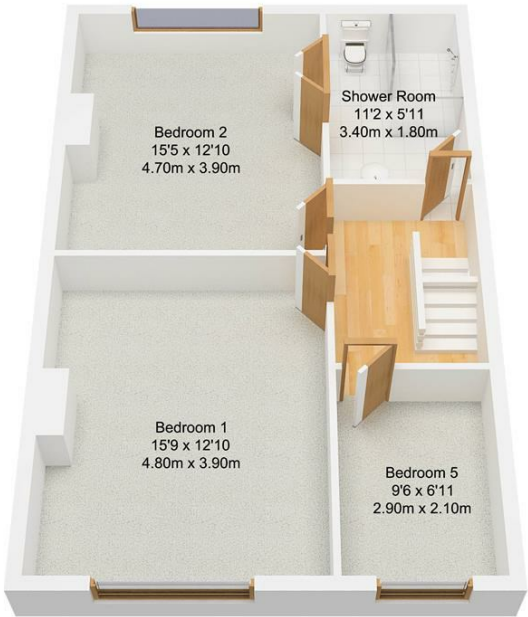
Floor Plan



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.)