

**26 Honeybourne Road  
Leeds**



**3 Bedroom House - Semi-Detached  
£260,000**

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)

# 26 Honeybourne Road, Leeds, West Yorkshire, LS12 6BP

## EPC LINK:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0141-3897-7992-9623-4081>

## GROUND FLOOR:

### Hallway:

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

### Fitted Breakfast Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, breakfast bar, built under electric oven / grill, four burner gas hob, extractor hood, space for a fridge / freezer, plumbing for an automatic washing machine and a dishwasher, a stainless steel sink and drainer

### Cloakroom / WC:

A modern suite comprising of a low flush WC, was basin, central heating radiator

### Living Room / Dining Area:



Double glazed French doors and windows opening onto the garden, central heating radiator, ample space for a dining table and chairs

## FIRST FLOOR:

### Landing:

Double glazed window, central heating radiator, stairs rising to the second floor, access to the first floor accommodation

### Living Room:



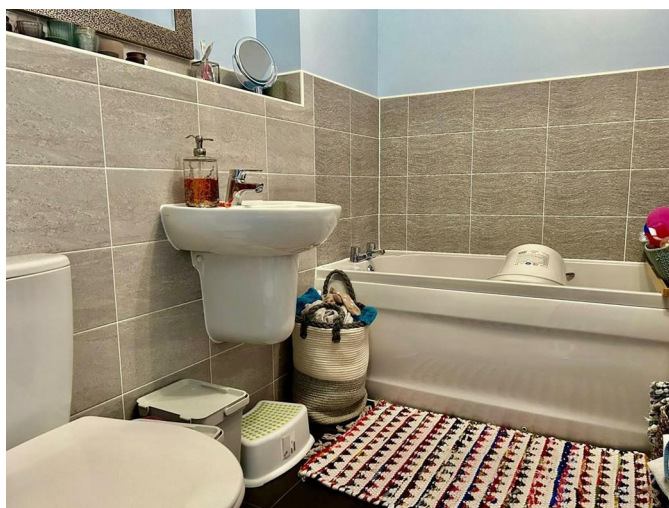
Double glazed French doors opening onto a Juliette balcony, central heating radiator; this room could be used as a fourth bedroom

### Bedroom Three:



Double glazed window, central heating radiator, a range of built in wardrobes / storage

### Bathroom / WC:



A modern white suite comprising of a panelled bath, low flush WC, wash basin, central heating radiator

## SECOND FLOOR:

### Landing:

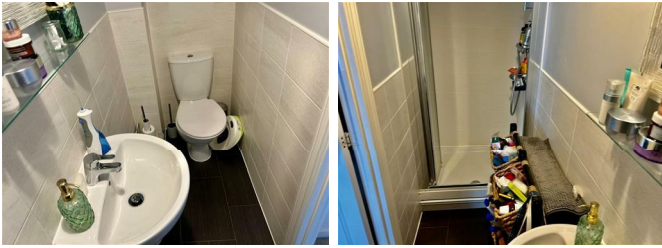
Access to the second floor accommodation, central heating radiator, access to the loft space

### Master Bedroom:



Double glazed window, central heating radiator, fitted wardrobes

**En-suite Shower Room:**



A modern suite comprising of a glazed shower cubicle with shower, wash basin, low flush WC, central heating radiator

**Bedroom Two:**



Double glazed windows, central heating radiator, fitted wardrobes

**Shower Room / WC:**



A modern suite comprising of a glazed shower cubicle with shower, wash basin, low flush WC, central heating radiator

**TO THE OUTSIDE:**



**Gardens:**



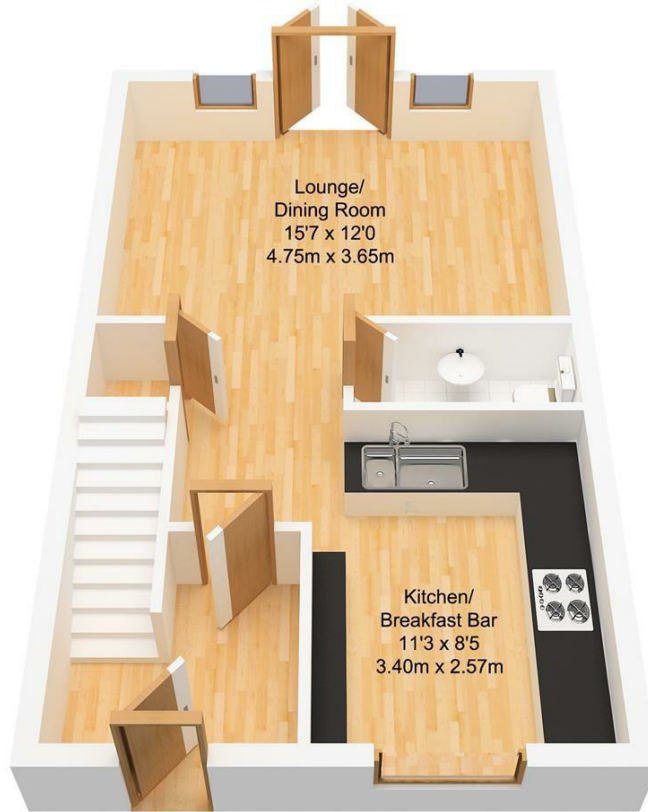
The front garden has a paved path leading to the front door, a lawn and planted beds. The rear garden is enclosed by fencing and benefits from having a lawn, planted beds, ornamental trees / shrubs, a garden shed, a paved patio / seating area and an outside tap.

**EPC Link:**

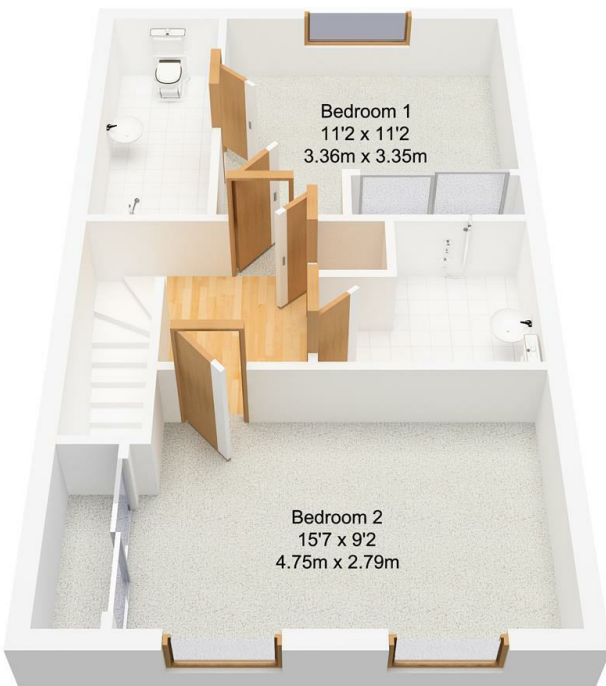
<https://find-energy-certificate.service.gov.uk/energy-certificate/0141-3897-7992-9623-4081>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

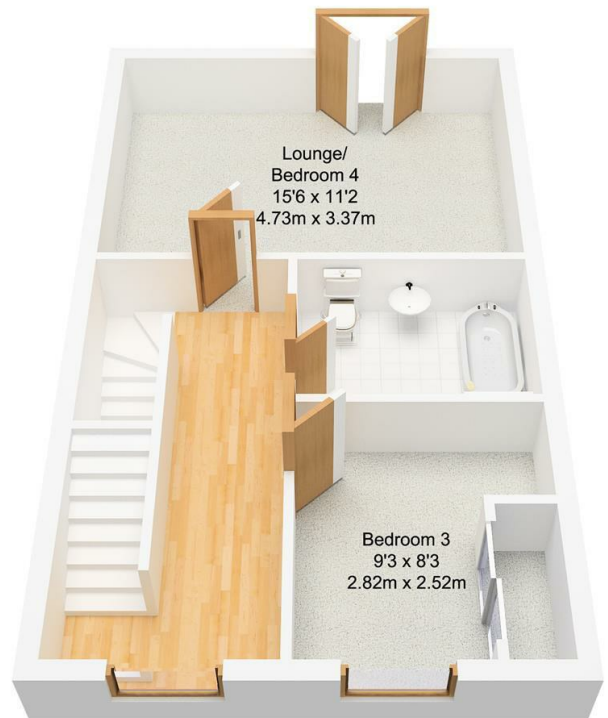
# Floor Plan



Ground Floor  
Approx. 39.00 sqm.  
( 419.00 sqft.)



Second Floor  
Approx. 39.00 sqm.  
(419.00 sqft.)



First Floor  
Approx. 39.00 sqm.  
(419.00 sqft.)