

KATH WELLS

ESTATE AGENTS & VALUERS

69 Cow Close Road Leeds



2 Bedroom House - Mid Terrace £129,950

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69 Cow Close Road, Wortley, Leeds, West Yorkshire, LS12 5PD

GROUND FLOOR:

Living Room:



Access via a part glazed front entrance door, double glazed window, central heating radiator, television point, stairs rising to the first floor, stairs down to the basement / Fitted Breakfast Kitchen

BASEMENT:

Fitted Breakfast Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, breakfast bar, an inset sink and drainer, built under electric oven / grill, electric hob, plumbing for an automatic washing machine, space for a fridge / freezer and a tumble dryer, inset ceiling lights

FIRST FLOOR:

Landing:

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

Bedroom One:



Double glazed window, central heating radiator, ample space for a range of bedroom furniture

Bathroom / WC:



Double glazed window, ladder style central heating radiator / towel warmer, a modern white suite comprising of a panelled bath, wash basin, low flush WC, modern tiling

SECOND FLOOR:

Bedroom Two:



Double glazed window, central heating radiator, ample space for a range of bedroom furniture

TO THE OUTSIDE:

Garden:

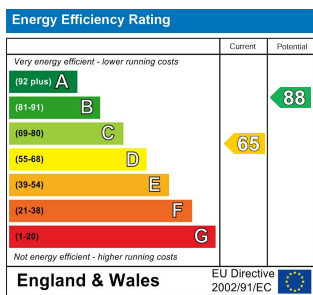
A small front garden enclosed by a low wall

EPC Rating / Council Tax Band:

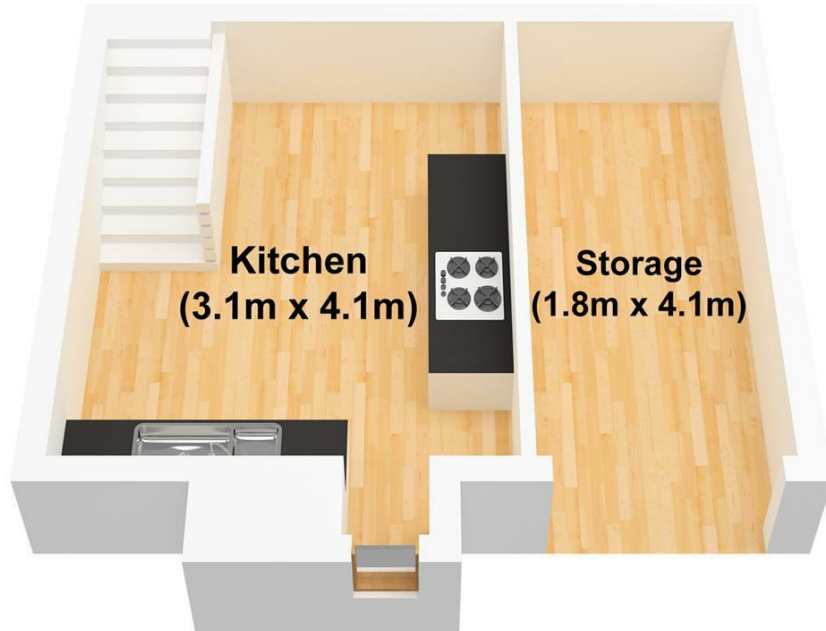
EPC Rating: D / Council Tax Band: A

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2050-5306-0040-1204-3701?print=true>



Lower Ground Floor



Ground Floor

