



## 15 Prince Edward Road Leeds



### 3 Bedroom House - Semi-Detached £195,000

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)

# 15 Prince Edward Road, Farnley, Leeds, West Yorkshire, LS12 6LD

## GROUND FLOOR:

### Hallway:

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

### Living Room & Dining Area:



Double glazed windows to the front and rear elevations, a fireplace and hearth with a living flame gas fire, central heating radiators, television point, ample space for a dining table and chairs

### Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, works surfaces, an inset sink and drainer with a mixer tap, plumbing for an automatic washing machine, space for a fridge / freezer, electric cooker point

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation, window to the side

### Bedroom One:



Double glazed window, central heating radiator

### Bedroom Two:



Double glazed window, central heating radiator, fitted wardrobes

### Bedroom Three:



Double glazed window, central heating radiator, fitted wardrobes

### Shower Room / WC:



Double glazed window, a walk-in shower area with a MIRA shower, wash basin, low flush WC, central heating radiator

## TO THE OUTSIDE:

## Gardens:



The front garden is mainly low maintenance. The rear garden is enclosed and has a lawn, a paved patio / seating area, and an outside tap.

## Garage /Parking




Detached Garage.

## Council Tax Band & EPC Link

Council Tax Band: B / EPC Rating: D

## EPC LINK:

<https://find-energy-certificate.service.gov.uk/energy-certificate/6600-1958-0722-8323-3443>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

**Floor Plan**

**Ground Floor**



**First Floor**

