

**57 Wood Grove
Leeds**



**2 Bedroom Bungalow
£265,000**

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57 Wood Grove, Farnley, Leeds, West Yorkshire, LS12 5NN

GROUND FLOOR:

Entrance Hallway:

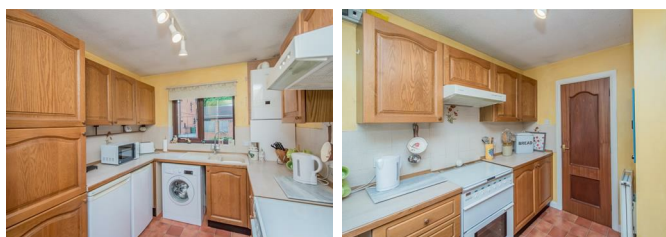
Access via a part glazed side entrance door, access to the ground floor accommodation, access to a loft space via a pull down loft ladder, storage cupboard

Living Room:



Double glazed bay window, a fireplace and hearth with a living flame gas fire, television point, central heating radiator, double glazed sliding patio doors giving access to the garden

Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, a 1 1/4 bowl sink and drainer with a mixer tap, gas cooker point, extractor hood, space for a fridge / freezer, plumbing for an automatic washing machine, central heating radiator

Shower Room / WC:



Double glazed window, a light beige suite comprising of a shower cubicle / walk-in shower bath with an electric shower, low flush WC, wash basin, central heating radiator

Bedroom One:



Double glazed window, a range of fitted wardrobes, storage and bedroom furniture, central heating radiator

Bedroom Two / Dining Room:



Double glazed sliding patio doors giving access to the conservatory - this room could be used as a Dining Room

Conservatory:



A double glazed conservatory with floor to ceiling windows, French doors opening onto the rear garden,

TO THE OUTSIDE:



Detached Garage & Parking:

A driveway provides useful off street parking and access to a detached single garage with a pitched roof

Gardens:



The front garden is open plan and laid to lawn. The rear garden is a good size, mainly low maintenance, and has a patio / seating area, low maintenance areas, planted beds, a wildlife area with a garden pond, and external lighting

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0263-0207-8304-5826-2400>

Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C		67	
(55-68) D			
(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



Garage

