



39 Castle Ings Drive Leeds



3 Bedroom House - Semi-Detached £239,950

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39 Castle Ings Drive, New Farnley, Leeds, West Yorkshire, LS12 5EB

GROUND FLOOR:

Hallway:

Access via front entrance door, central heating radiator, stairs rising to the first floor

Living Room:



Double Glazed Window, fireplace with an inset coal effect living flame fire, central heating radiator and television and telephone points.

Fitted Kitchen:



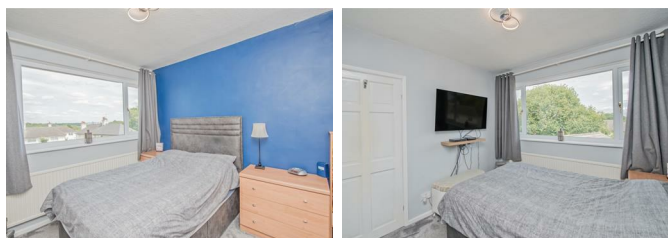
Double glazed window, a fitted range of wall, drawer & base units, work surfaces, electric cooker point, extractor hood, plumbing for an automatic washing machine, space for a fridge / freezer, stainless steel sink and drainer, under-stairs storage cupboards.

FIRST FLOOR:

Landing:

Access to the first floor accommodation, access to the loft space, double glazed window

Bedroom One:



Double glazed window, central heating radiator

Bedroom Two:



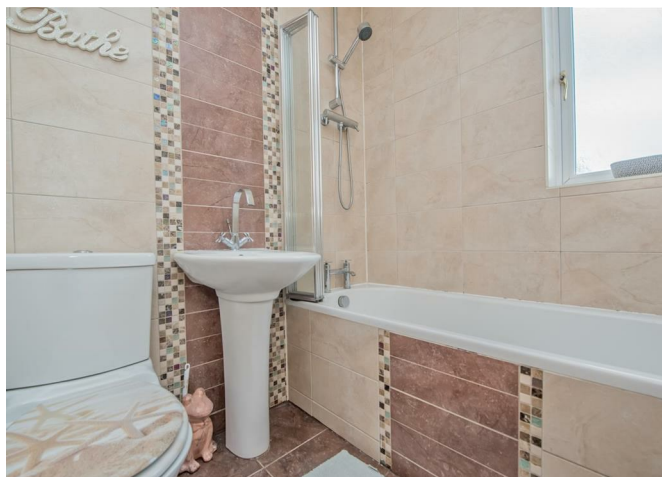
Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC



Double glazed window, a good sized bath with stainless steel overhang shower. wash basin. central heating towel radiator, low flush WC

TO THE OUTSIDE:

Gardens:



Gardens to the front and Rear. The front is laid to lawn with beds to sides. The rear is private and enclosed with lawn and patio and well stocked beds.

Parking / Storage Garage:



A driveway provides useful off street parking for several cars and access to a storage garage that could be converted to an outside office.

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0735-0207-9804-3000-2400?print=true>

Council Tax Band & EPC:

Council Tax Band: B / EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			83
(69-80) C		69	
(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



First Floor

