

**205 Stanningley Road
Leeds**



**3 Bedroom House - Semi-Detached
£190,000**

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

Web Site
www.kathwells.com

email
sales@kathwells.com

205 Stanningley Road, Armley, Leeds, West Yorkshire, LS12 3PL

GROUND FLOOR:

Hallway:

Access via hardwood front entrance door, double glazed windows, alarm system, central heating radiator, stairs rising to the first floor

Lounge / Dining Room:



Double glazed bay window to the front elevation, double glazed window to the rear. marble fireplace with living flame gas fire, central heating radiator, television point, ample space for a table and chairs.

Fitted Kitchen:



Double glazed window to the rear elevation, a range of fitted wall and base cabinets, Electric oven and Gas hob with overhead extractor fan, stainless steel sink and drainer, central heating radiator,

Utility Room:



Double glazed window, base units, work surfaces, an inset stainless steel sink and drainer, plumbing for washing machine / fridge, storage cupboard.

FIRST FLOOR:

Landing:

Double glazed window to the side elevation, access to the loft space via a pull down loft ladder, airing / storage cupboard.

Bedroom One:



Double glazed bay window to the front elevation, central heating radiator, fitted 3 cupboard storage.

Bedroom Two:



Double glazed window to the rear elevation, central heating radiator. Fitted wardrobes with mirror doors.

Bedroom Three:

Central heating radiator, single glazed window to the front elevation, fitted storage cupboard.

Bathroom / WC



Double glazed window, a white suite comprising of a panelled bath with a shower above, wash basin set into a grey vanity unit, low flush WC, central heating radiator

TO THE OUTSIDE:

Off Street Parking:

A driveway to the rear providing off street parking for up to two cars.

Garage:



A single garage with power and light provides additional parking / storage

Gardens:



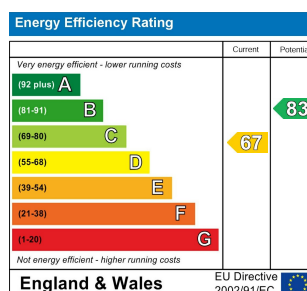
The property has gardens to the front & rear. The rear garden is enclosed by fencing and is mainly low maintenance with a block paved seating area

EPC LINK:

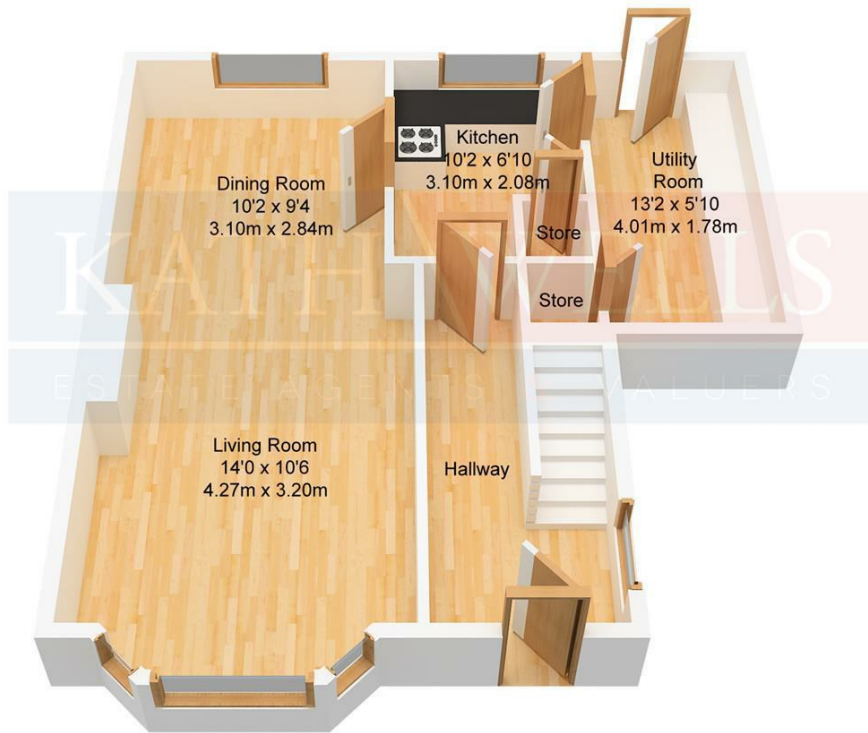
<https://find-energy-certificate.service.gov.uk/energy-certificate/9190-5766-0522-0020-3903>

Council Tax Band / EPC:

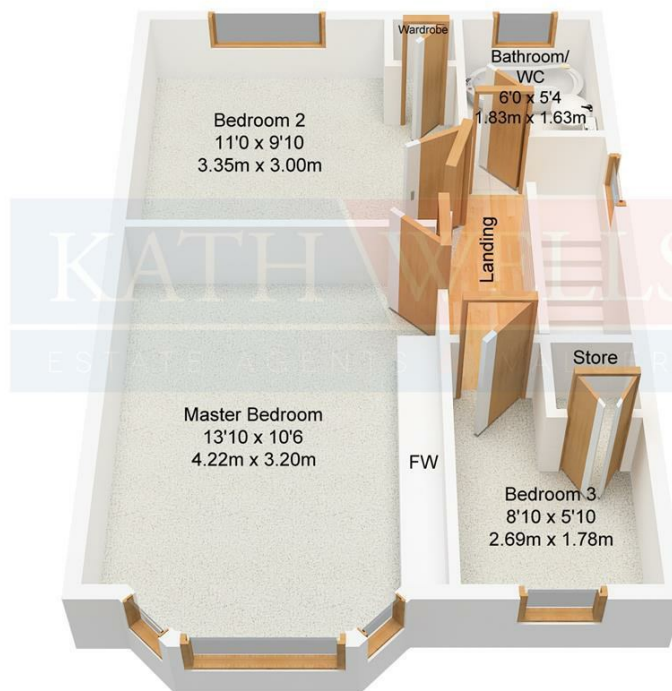
Council Tax Band C / EPC Rating: D



Floor Plan



Ground Floor
Approx. 46.30 sqm.
(498.36 sqft.)



First Floor
Approx. 38.77 sqm.
(417.31 sqft.)