

2 Stonecliffe View Leeds



3 Bedroom House - End Town House £159,995

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2 Stonecliffe View, Farnley, Leeds, West Yorkshire, LS12 5BE

GROUND FLOOR:

Hallway:

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

Living Room & Dining Area:



A good sized through living room with a dining area; double glazed window to the front elevation, double glazed French doors opening onto the rear garden, television point, central heating radiator, laminated flooring, ample space for a dining table and chairs, ceiling coving

Fitted Kitchen:



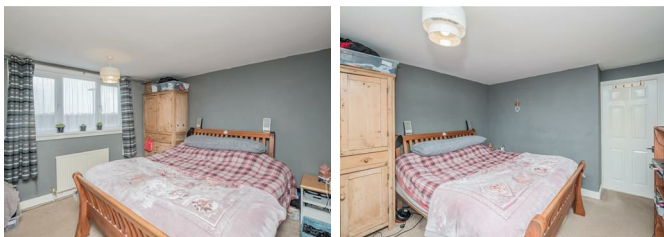
Double glazed window and external door to the rear elevation, a modern range of fitted wall, drawer & base units, work surfaces, an inset sink and drainer with a mixer tap, a built under electric oven / grill, electric hob, modern extractor hood, plumbing for an automatic washing machine and dishwasher, space for a fridge / freezer, laminated flooring

FIRST FLOOR:

Landing:

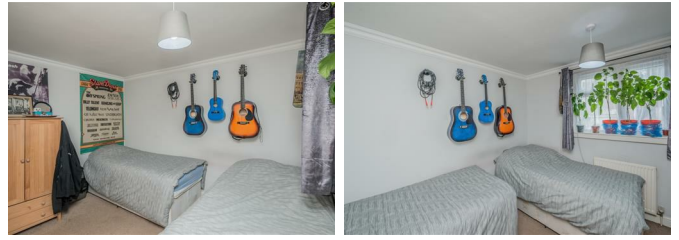
Access to the first floor accommodation, good sized storage cupboard

Bedroom One:



Double glazed window to the front elevation, central heating radiator, television point

Bedroom Two:



Double glazed window to the rear elevation, central heating radiator

Bedroom Three:



Double glazed window to the front elevation, central heating radiator

Bathroom / WC:



Double glazed window to the rear elevation, a modern white suite comprising of a panelled shower bath with a glazed side screen and shower above, wash basin, low flush WC, central heating radiator, modern tiling

TO THE OUTSIDE:

Gardens:



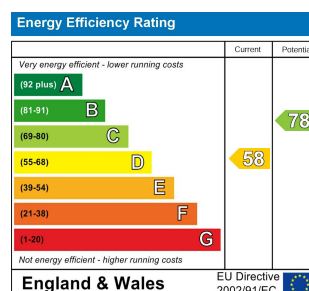
The front garden is partly enclosed and has planted beds. The rear garden is a good size, enclosed by a wall and fencing and has a lawn, low maintenance areas, and a paved seating area

EPC Link:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2139-4529-8109-0662-1222>

Council Tax Band & EPC Rating:

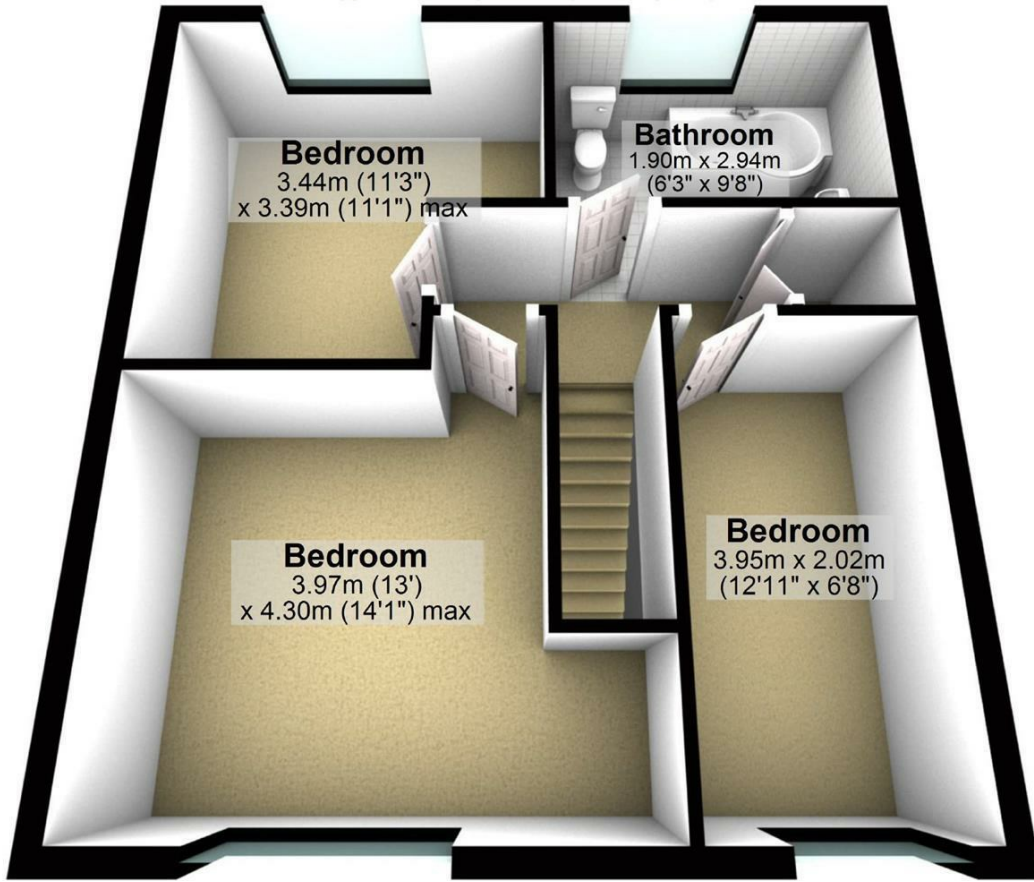
Council Tax Band: A / EPC Rating: D



Floor Plan

First Floor

Approx. 45.0 sq. metres (484.6 sq. feet)



Ground Floor

Approx. 45.0 sq. metres (484.5 sq. feet)

