



## 1 Prince Edward Grove Leeds



## 2 Bedroom House - Semi-Detached £215,000

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# 1 Prince Edward Grove, Farnley, Leeds, West Yorkshire, LS12 6AX

## GROUND FLOOR:

### Entrance Porch / Conservatory / Utility Room:

A double glazed conservatory with a dwarf wall, access via a glazed entrance door, plumbing for an automatic washing machine (included), space for a fridge / freezer (included), access to the dining room / semi open plan kitchen

### Dining Room:



Double glazed French doors opening onto the rear garden, ample space for a dining table and chairs, stairs rising to the first floor, semi open plan to the fitted kitchen, inset ceiling lights, central heating radiator

### Fitted Kitchen:



Double glazed window to the rear, a range of fitted wall, drawer & base units, work surfaces, an inset stainless steel sink and drainer, a built under electric oven / grill, gas hob with an extractor above

### Living Room:



Double glazed window, central heating radiator, laminated flooring, television and telephone points, a fireplace and hearth with a wood burning stove (needs connecting)

## FIRST FLOOR:

### Landing:

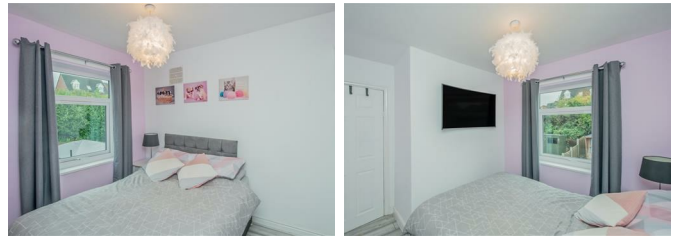
Access to the first floor accommodation, access to the loft space via a pull down loft ladder

### Bedroom One:



Double glazed window, built-in storage cupboard, central heating radiator, laminated flooring

### Bedroom Two:



Double glazed window, built-in storage cupboard, central heating radiator, laminated flooring

### Shower Room / WC:



A modern suite comprising of a glazed shower cubicle with a plumbed shower, wash basin set into a vanity unit, low flush WC

## TO THE OUTSIDE:



### Off Street Parking:

A driveway provides useful off street parking for up to two family cars

## **Gardens, Summer House & Hot Tub:**



The front garden is laid to lawn with some planting and low maintenance areas. The rear garden is a good size and benefits from having artificial lawns, paved and decked seating areas, a covered area with four to six seater hot-tub. There is a Summer House / Garden Room which could be used as a home office; this room has power and light, and a television point

### **Council Tax Band & EPC Rating:**

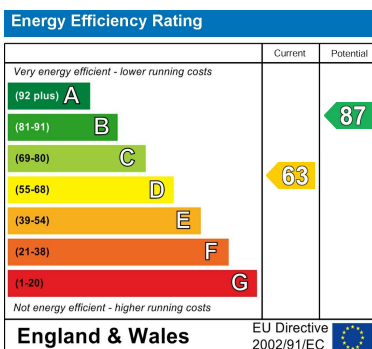
Council Tax Band: B / EPC Rating: D

### **EPC Link:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0218-0207-1304-6718-2404>

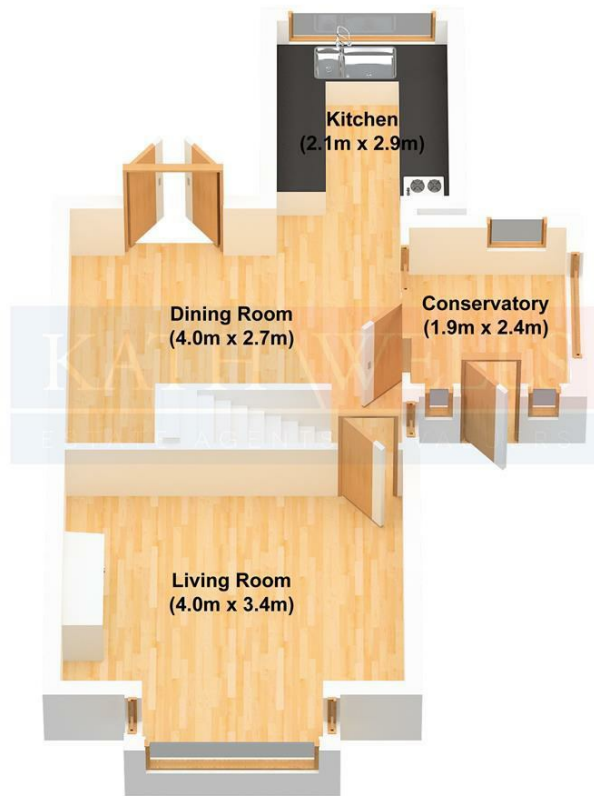


## Energy Efficiency Graph



# Floor Plan

## Ground Floor



## First Floor

