

12 Grange Close Leeds



2 Bedroom House - Townhouse £165,000

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

12 Grange Close, Hunslet, Leeds, West Yorkshire, LS10 1SU

GROUND FLOOR:

Living Room:



Access via a part glazed front door, double glazed window, open plan staircase rising to the first floor, central heating radiator

Fitted Dining Kitchen:



Double glazed external door giving access to the rear garden, double glazed window, a range of fitted wall, drawer & base units, work surfaces, breakfast bar, plumbing for an automatic washing machine, space for a fridge / freezer, electric oven / grill, gas hob with an extractor above, central heating radiator

FIRST FLOOR:

Landing:

Access to the first floor accommodation

Bedroom One:



Double glazed window, central heating radiator

Bedroom Two:



Double glazed window, central heating radiator

Bathroom / WC:



A white suite comprising of a panelled bath with an electric shower above, wash basin, low flush WC, storage cupboard, central heating radiator

TO THE OUTSIDE:

Gardens:



The front garden is open plan and has some planting. The rear garden is enclosed and has a lawn, a paved area, and a garden shed

Parking:

There is a parking area near to the property.

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2521-9060-2009-8765>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(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