



6 Heaton Avenue Leeds



3 Bedroom House - Semi-Detached £275,000

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6 Heaton Avenue, Wortley, Leeds, West Yorkshire, LS12 4AE

GROUND FLOOR:

Hallway:

11'01" x 6'07" (max)

Access via a part glazed front entrance door, double glazed window, stairs rising to the first floor, central heating radiator, laminated flooring

Living Room:



Double glazed bay window, a fire surround and hearth with a log burning stove, television point, central heating radiator, ceiling coving, laminated flooring

Fitted Dining Kitchen:



A good sized dining kitchen; double glazed window, patio doors opening onto the rear garden, a modern range of fitted wall draw and base units, work surfaces, 1 1/4 bowl inset sink and drainer, plumbing for an automatic washing machine and dishwasher, built under electric oven / grill, four burner gas hob, extractor fan, space for a fridge freezer, ample space for dining table and chairs, central heating radiator, laminated flooring

FIRST FLOOR:

Landing:

Double glazed window, access to loft via electrically operated loft ladder, access to the first floor accommodation

Bedroom One:

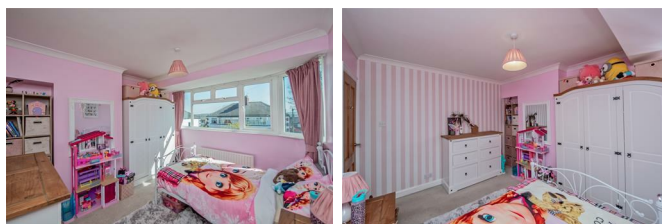
12'04" x 11'00"



Double glazed bay window, central heating radiator, a good sized double bedroom with ample space for a range of bedroom furniture

Bedroom Two:

11'05" x 10'05"



Double glazed window, central heating radiator, TV point

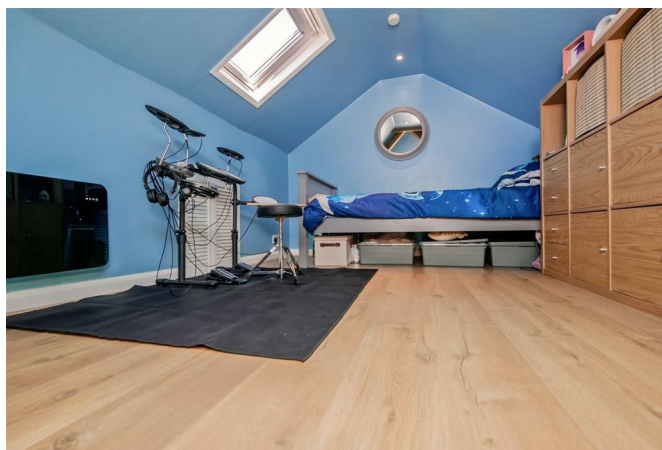
Bedroom Three:

7'05" x 7'03"



Double glazed window, central heating radiator

Loft Room:



Double glazed velux window, inset ceiling light, wall mount electric heater, storage to eaves, controls for the solar panels are located in the eaves

Bathroom / WC:
6'08" x 6'05"



Double glazed window, a modern white suite comprising of a low flush WC, wash basin, panelled bath with a glazed side screen and a MIRA Sprint electric shower above, ladder style central heating radiator / towel warmer, inset ceiling lighting, tiled walls

TO THE OUTSIDE:

GARDENS:

Rear Garden:



Paved patio & seating areas, lawn, planted beds, external power points, external lighting, an outside tap

Front Garden:

Block paved drive, outside tap, external lighting, fence and hedge borders, mainly low maintenance

Driveway / Garage:



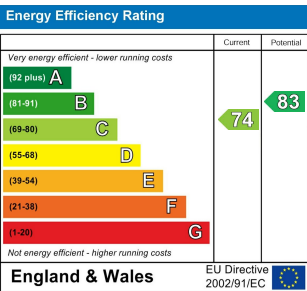
A block paved driveway provides useful off street parking for two cars and access to a single attached garage with power & light, and an up and over door. The garage provides useful storage / additional parking and has external access to the rear garden

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9090-2808-4020-2209-4795>

EPC Rating & Council Tax Band:

EPC Rating: C / Council Tax Band: B



Ground Floor



First Floor

