



76 Elder Road Leeds



3 Bedroom House - Semi-Detached £254,995

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76 Elder Road, Leeds, West Yorkshire, LS13 4BY

GROUND FLOOR:

Hallway:

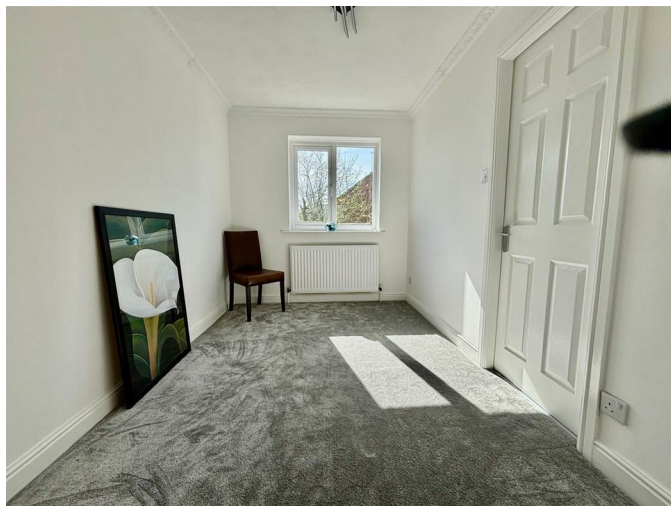
Access via a part glazed front entrance door, double glazed window, central heating radiator, laminated flooring, stairs rising to the first floor

Living Room:



Double glazed bay window, a fireplace with a living flame coal fire and a hearth, under-stairs storage cupboard, central heating radiator, television point, open plan to the dining area

Dining Area:



Double glazed window, central heating radiator, ample space for a dining table and chairs

Fitted Kitchen:



Double glazed window, a part glazed rear entrance door, a modern range of recently fitted wall, drawer & base units, work surfaces, an inset stainless steel sink and drainer with a mixer tap, electric oven / grill, electric hob, extractor hood, space for a fridge / freezer, plumbing for an automatic washing machine, modern tiling

FIRST FLOOR:

Landing:



Double glazed window, access to the loft space, access to the first floor accommodation, storage / airing cupboard

Bedroom One:



Double glazed window, central heating radiator, a range of fitted wardrobes with sliding mirrored doors, inset ceiling lights

Bedroom Two:



Double glazed window, central heating radiator, a range of fitted wardrobes with sliding doors

Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a modern recently fitted white suite comprising of a panelled bath with an electric shower above, wash basin, low flush WC, central heating radiator

TO THE OUTSIDE:



Gardens:



The property benefits from having gardens to the front and rear. The front garden is enclosed by fencing and has a paved path leading to the front door. The rear garden is enclosed by fencing and has a paved patio / seating area, a lawn and an outside tap

Off Street Parking / Single Garage:

A single garage with an up and over door provides useful off street parking and storage.

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/4535-7024-3400-0350-9292>

Council Tax Band & EPC Link:

Council Tax Band: C / EPC Link: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Floor Plan



Ground Floor
Approx. 25.07 sqm.
(269.85 sqft.)



First Floor
Approx. 26.98 sqm.
(290.41 sqft.)