

# 9 Uppingham Gardens Leeds



# 3 Bedroom House £280,000

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## 9 Uppingham Gardens, Leeds, West Yorkshire, LS12 6FD

#### **GROUND FLOOR:**

#### Hallway:

Access via a front entrance door, stairs rising to the first floor

#### **Fitted Kitchen:**





Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, built under electric oven / grill, gas hob, extractor hood, an inset 1 1/4 bowl stainless steel sink and drainer, plumbing for an automatic washing machine, fridge / freezer

#### Cloakroom / WC:



A white suite comprising of a low flush WC, wash basin, central heating radiator

#### **Living Room / Dining Area:**

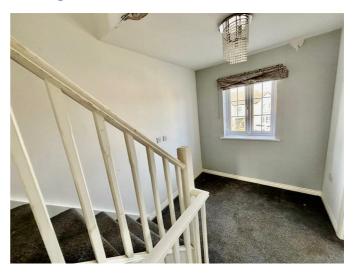




Double glazed patio doors opening onto the rear garden, central heating radiator, a versatile room with ample space for living room and dining room furniture

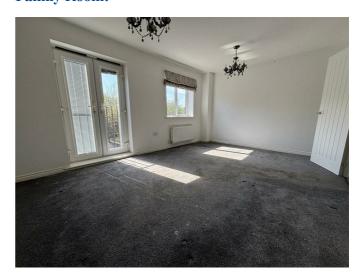
#### **FIRST FLOOR:**

#### **Landing:**



Access to the first floor accommodation, stairs rising to the second floor, double glazed window

#### **Family Room:**



Double glazed window, double glazed French doors opening onto a Juliette balcony, central heating radiator, a versatile room that could be used as a fourth bedroom

#### **Bedroom Three:**



Double glazed window, central heating radiator

#### Bathroom / WC:



A modern white suite comprising of a panelled bath, wash basin, low flush WC, central heating radaitor

#### **SECOND FLOOR:**

#### **Landing:**

Access to the second floor accommodation, airing / storage cupboard

#### **Master Bedroom:**



Double glazed window, central heating radiator

#### **En-suite Shower Room / WC:**



A modern white suite comprising of a shower cubicle and shower, low flush WC, wash basin, central heating radiator

#### **Bedroom Two:**



Double glazed window, central heating radiator

#### **Shower Room / WC:**



A modern white suite comprising of a shower cubicle and shower, low flush WC, wash basin, central heating radiator

#### TO THE OUTSIDE:



#### **Gardens:**



The front garden is open plan and has a lawn. The rear garden is enclosed by fencing and has a lawn, and a paved patio / seating area

#### **Off Street Parking:**

The property benefits from having off street parking

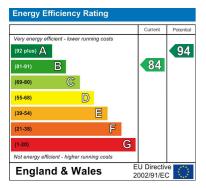
#### **EPC Link:**

https://find-energy-certificate.service.gov.uk/energy-certificate/0156-3812-7457-9793-5301

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

Council Tax Band: D / EPC Rating: B

## **Energy Efficiency Graph**





Ground Floor Approx. 39.00 sqm. (422.00 sqft.)



First Floor Approx. 39.00 sqm. (422.00 sqft.)



Second Floor Approx. 39.00 sqm. (422.00 sqft.)