

**46 Second Avenue  
Leeds**



**2 Bedroom House - Mid Terrace  
£144,995**

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
Tel: 0113 231 1033  
Fax: 0113 203 8333

**Web Site**  
[www.kathwells.com](http://www.kathwells.com)

**email**  
[sales@kathwells.com](mailto:sales@kathwells.com)

# 46 Second Avenue, New Wortley, Leeds, West Yorkshire, LS12 1LB

## GROUND FLOOR:

### Entrance Vestibule:

Access via part glazed front entrance door, double glazed window

### Hallway:

Stairs rising to the first floor, central heating radiator, storage cupboards with potential of changing to a down stairs toilet.

### Living Room:



Double glazed window, central heating radiators, storage cupboard, television point

### Open Plan Kitchen / Dining Area:



Part glazed external door opening onto the rear garden, double glazed windows, a range of fitted wall, drawer & base units, work surfaces, an inset stainless steel sink and drainer, built under electric oven / grill, four burner gas hob, space for a fridge freezer, plumbing for an automatic washing machine, central heating radiator, ample space for dining room furniture

## FIRST FLOOR:

### Landing:

Access to first floor accommodation, two large storage cupboards

### Bedroom One:



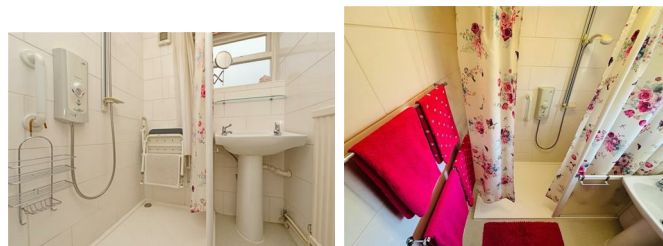
Double glazed window, central heating radiator, ample space for bedroom furniture, access to the loft space

### Bedroom Two:



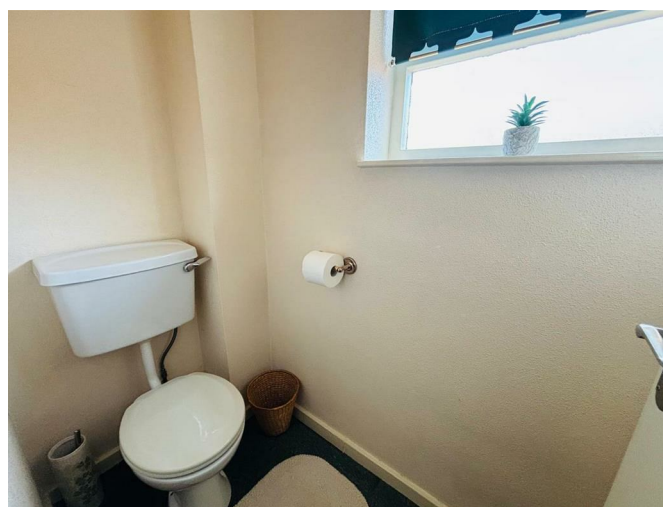
Double glazed window, central heating radiator

### Shower Room:



single wooden window, central heating radiator, a walk-in shower area with an electric shower, wash basin, fully tiled

### Separate WC:



single wooden window, low flush WC



TO THE OUTSIDE:



Gardens:



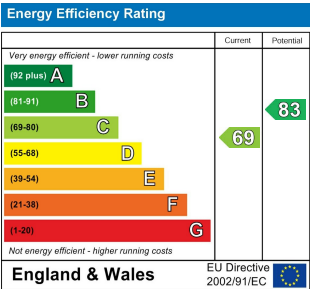
The rear garden is a good size and is mainly laid to lawn with a paved patio / seating area. There is a low maintenance garden to the front of the property

EPC Link:

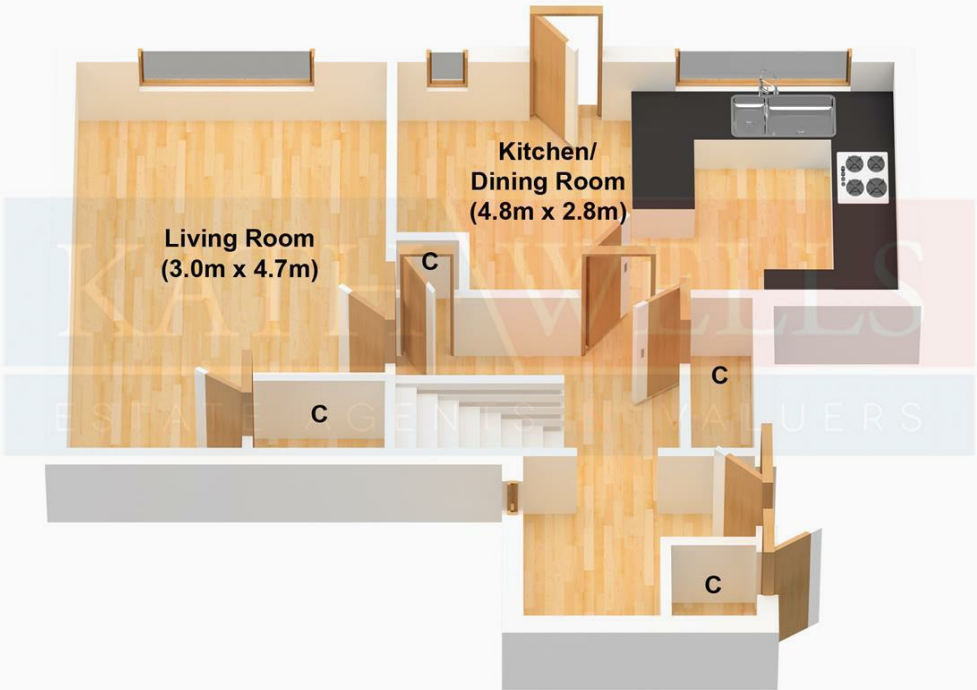
<https://find-energy-certificate.service.gov.uk/energy-certificate/5720-0218-0196-4001-0573>

Council Tax Band& EPC Rating:

Council Tax Band: A / EPC Rating: C



Ground Floor



First Floor

