

**173 Leeds & Bradford Road
Leeds**



**2 Bedroom House - Semi-Detached
£150,000**

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

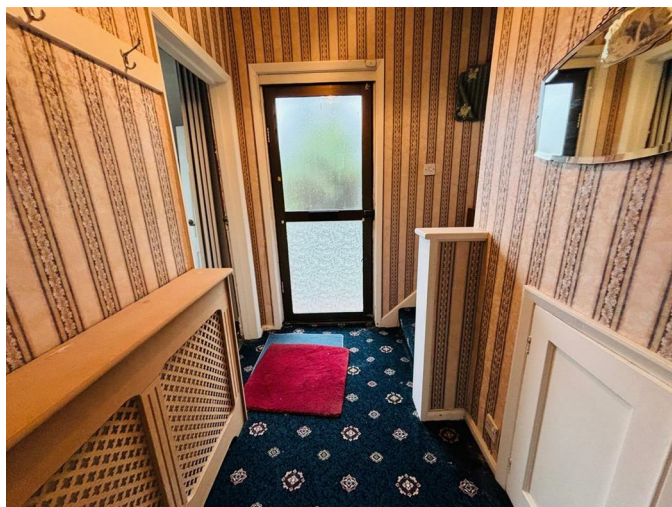
Web Site
www.kathwells.com

email
sales@kathwells.com

173 Leeds & Bradford Road, Bramley, Leeds, West Yorkshire, LS13 2LB

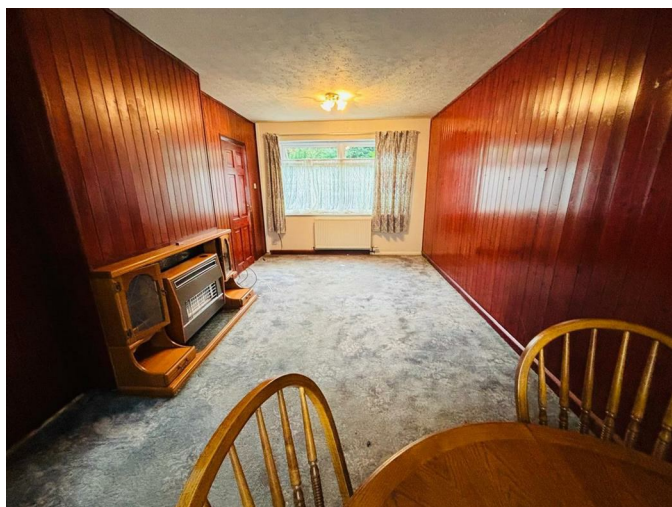
GROUND FLOOR:

Entrance Hallway:



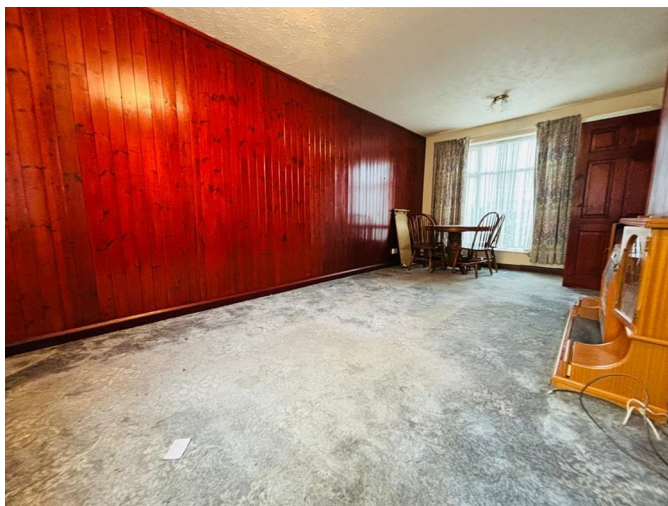
Access via a glazed front entrance door, central heating radiator, stairs rising to the first floor, under stair storage cupboard

Living Room & Dining Area:

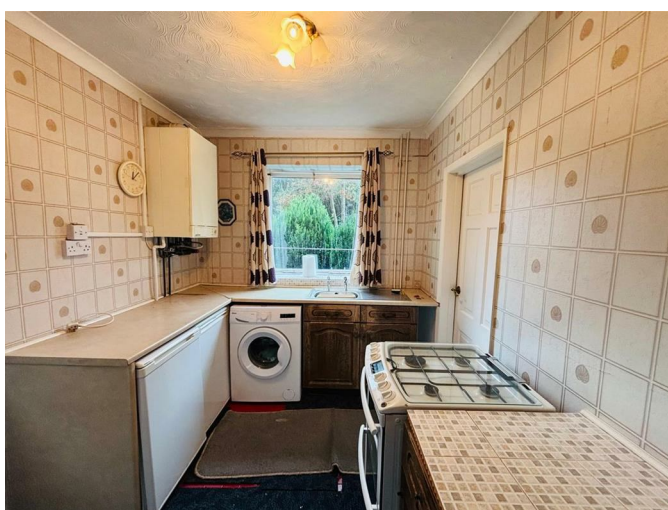


Double glazed windows, central heating radiator, gas fire, television point, ample space for a range of living room and dining room furniture

Dining Area:



Kitchen:



Glazed window, part glazed external door giving access to the side garden, fitted base units with work surfaces above, an inset stainless steel sink and drainer, gas cooker point, plumbing for an automatic washing machine, storage cupboard, space for a fridge / freezer

FIRST FLOOR:

Landing:

Double glazed windows, access to first floor accommodation, access to loft space, storage cupboard

Bedroom One:



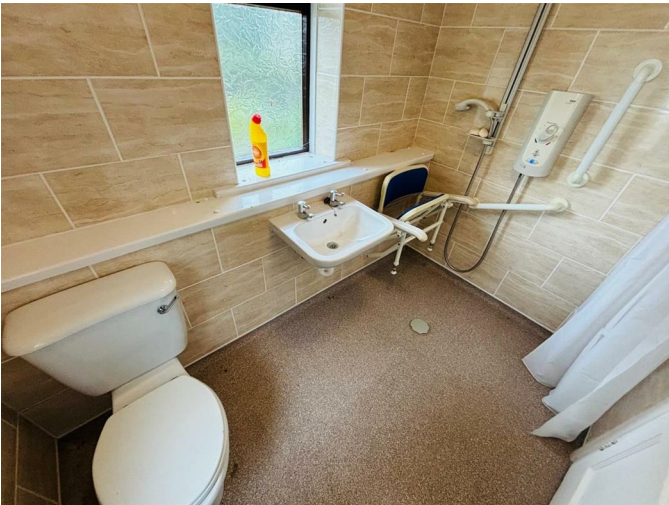
Double glazed windows, central heating radiator, built in wardrobe, a good sized double bedroom

Bedroom Two:



Double glazed window, central heating radiator

Shower Room / WC:



Double glazed window, a white suite comprising of a shower area with an electric shower, a wash basin, a low flush WC, central heating radiator

TO THE OUTSIDE:



Gardens:



The rear garden is enclosed by fencing and hedging, land has a brick built storage shed. The front and side garden is enclosed by hedging, and has some planted shrubs

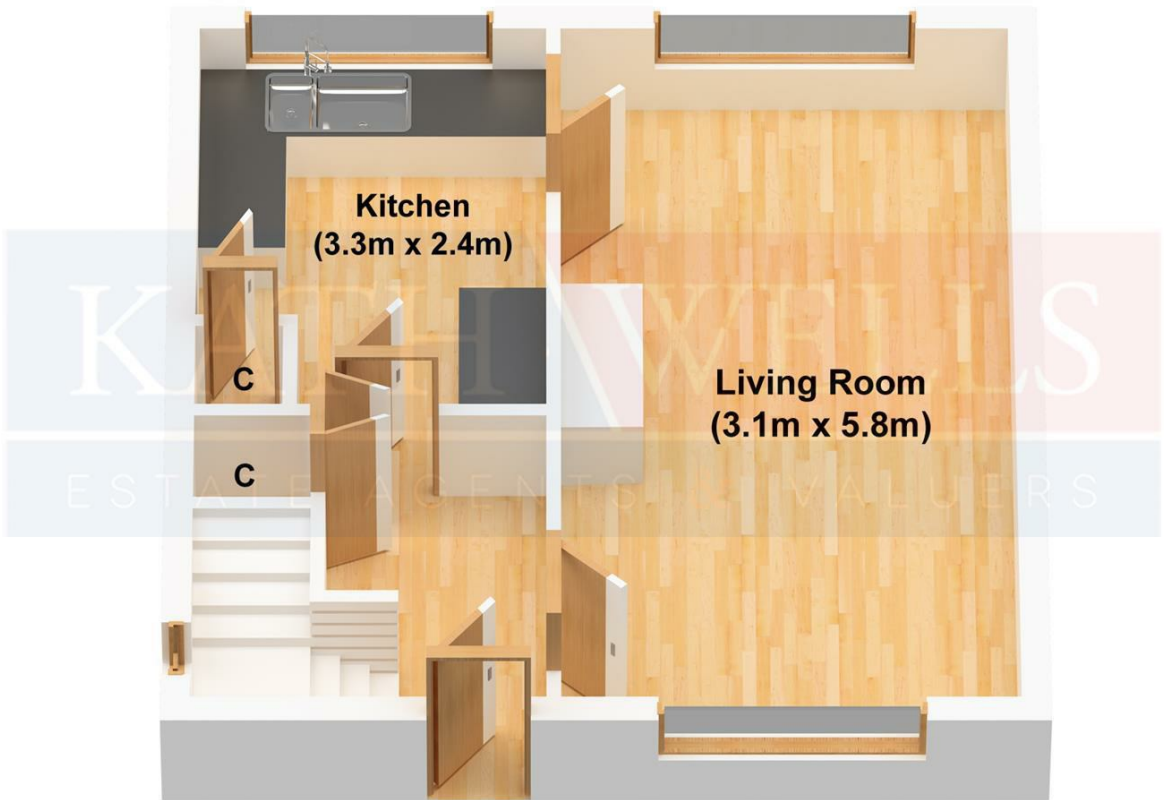
Council Tax Band & EPC Rating:
Council Tax Band: A / EPC Rating: tba

EPC Link:
TBA

Title plan:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Ground Floor



First Floor

