



15 Aberdeen Drive Leeds



2 Bedroom House - Terraced £139,995

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

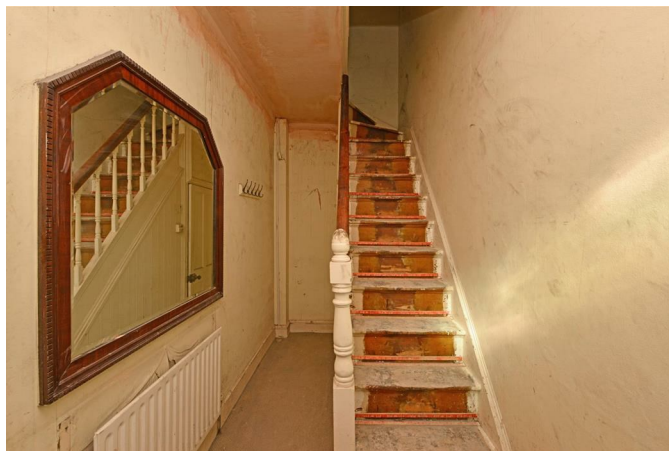
Web Site
www.kathwells.com

email
sales@kathwells.com

15 Aberdeen Drive, Leeds, West Yorkshire, LS12 3QZ

GROUND FLOOR:

Hallway:



Access via a front entrance door, stairs rising to the first floor and down to the basement, central heating radiator

Living Room:



Double glazed window, central heating radiator, cast iron fire surround and hearth

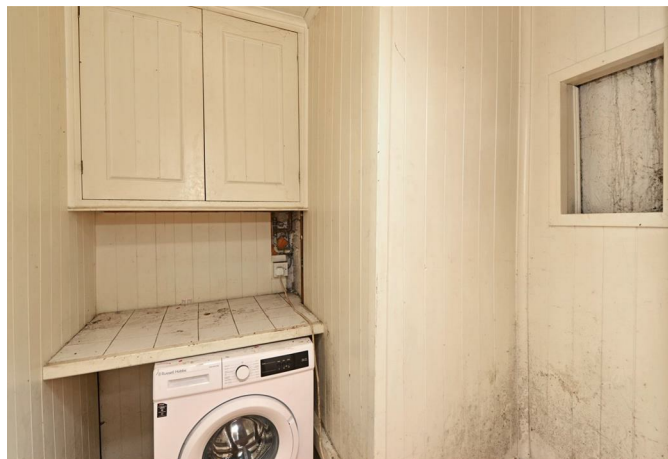
BASEMENT:

Dining Kitchen:



Double glazed window, external door giving access to the garden, a range of wall, drawer & base units, work surfaces, an inset sink and drainer, gas cooker point, extractor hood, space for a fridge / freezer, ample space for a dining table and chairs

Utility Area:



Storage cupboards, plumbing for an automatic washing machine

FIRST FLOOR:

Landing:

Access to the first floor accommodation, stairs rising to the second floor

Bedroom One:



Double glazed window, central heating radiator, original fire surround

Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with a shower above, wash basin, low flush WC, central; heating radiator

SECOND FLOOR:

Bedroom Two:



Double glazed Velux windows, central heating radiator,.

TO THE OUTSIDE:



Gardens:



A partly enclosed front garden area with access to the basement and to the ground floor

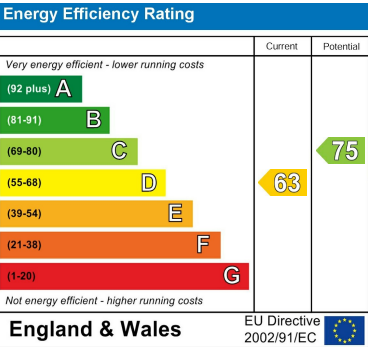
Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2000-3101-0050-8200-6795>

Energy Efficiency Graph



Lower Ground Floor



Ground Floor



First Floor

