



77 Highfield Avenue Leeds



3 Bedroom House - Terraced £184,995

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

77 Highfield Avenue, Leeds, West Yorkshire, LS12 4BZ

GROUND FLOOR:

Living Room:



Access via a front entrance door, double glazed window, central heating radiator, television point, ample space for living room furniture

Inner Hallway:

Stairs rising to the first floor

Downstairs Bathroom / WC



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

Fitted Dining Kitchen:



Double glazed rear door opening onto the rear garden, double glazed window, a range of fitted wall, drawer & base units, work surfaces, built under electric oven / grill, electric induction hob with an extractor above, an inset sink & drainer, space for a fridge freezer, plumbing for an automatic washer

FIRST FLOOR:

Landing:

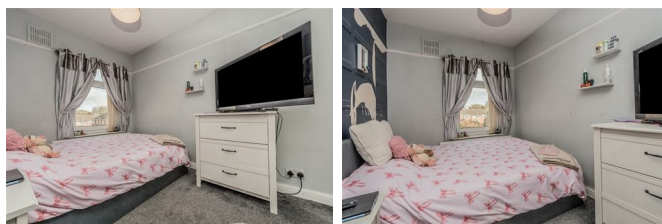
Access to first floor accommodation, access to an insulated loft space

Bedroom One:



Double glazed window, central heating radiator, good sized double bedroom

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator

TO THE OUTSIDE:



Gardens:



The front garden is paved and mainly low maintenance. The rear garden is a good size and benefits from having a decked patio and is also low maintenance.

Single Garage / Storage:



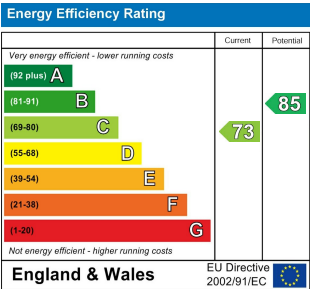
The property comes with a single garage which would provide a useful space for storage

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: C

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2090-6000-8050-0298-8721>



Ground Floor



First Floor

