



16 Stonecliffe Gardens Leeds



3 Bedroom House - Townhouse £99,995

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

16 Stonecliffe Gardens, Farnley, Leeds, West Yorkshire, LS12 5BA

GROUND FLOOR:

Entrance Porch:

Access via a front entrance door

Hallway:

Access to the Living Room and a Large Storage Cupboard / Utility Area, stairs rising to first floor, central heating radiator

Utility Area / Storage Cupboard:



Plumbing for an automatic washing machine, space for a tumble dryer

Living Room:



Double glazed window, television point, fire place and hearth with an inset electric fire, ample space for living room furniture

Fitted Dining Kitchen:



Double glazed windows, an external door giving access to the rear garden, a range of fitted wall, drawer & base units, work surfaces, breakfast bar, an inset sink & drainer, built-under electric oven / grill, gas hob, extractor hood, ample space for a dining table and chairs

FIRST FLOOR:

Landing:

Access to the first floor accommodation, large storage cupboard

Bedroom One:



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

Bedroom Two:



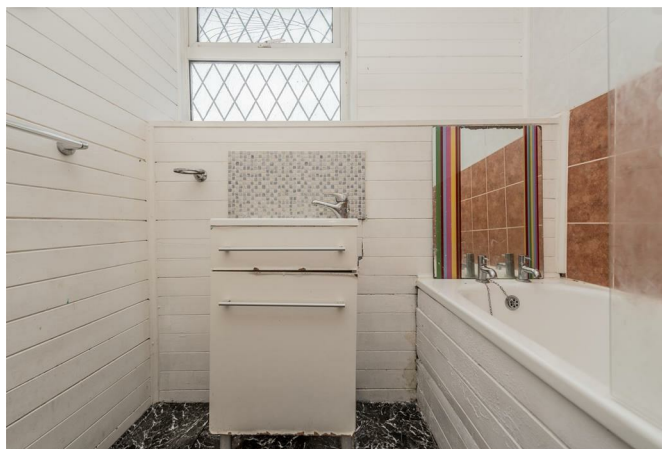
Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator, built in storage cupboard

Bathroom:



Double glazed window, central heating radiator, panelled bath with electric shower above, wash basin

Separate WC:



Double glazed window, low flush WC

TO THE OUTSIDE:



Gardens:



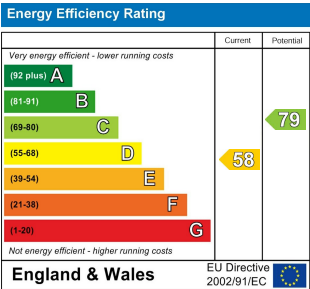
The rear garden is enclosed by fencing and has a paved patio. The front garden is is laid to lawn and enclosed by fencing

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8046-6124-6390-7470-5926>

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: D



Ground Floor



First Floor

