

**23 Elsworth Street
Leeds**



**2 Bedroom House - Terraced
£155,000**

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

23 Elsworth Street, Armley, Leeds, West Yorkshire, LS12 2JS

GROUND FLOOR:

Hallway:

Access via a front entrance door, stairs rising to the first floor

Living Room:



Double Glazed Window, a fireplace and hearth with an inset living flame gas fire, central heating radiator, television point, ceiling coving

Fitted Dining Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, an inset sink and drainer, plumbing for an automatic washing machine, a range of integral appliances (electric oven / grill, microwave, gas hob, extractor hood), dining / breakfast area, space for a fridge / freezer, central heating radiator, under-stairs storage cupboard / pantry, a part glazed external door giving access to the rear garden

FIRST FLOOR:

Landing:

Access to the first floor accommodation, access to an insulated loft space via a pull down loft ladder

Bedroom One:



Double glazed window, central heating radiator, fitted wardrobes

Bedroom Two:



double glazed window, central heating radiator

Shower Room / WC:



Double glazed window, a glazed shower cubicle with a shower, wash basin set into a vanity unit, low flush WC,, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:



Garden:



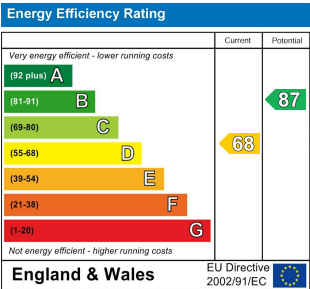
The rear garden is enclosed, mainly paved, and has an outside tap and external power points

EPC Link:

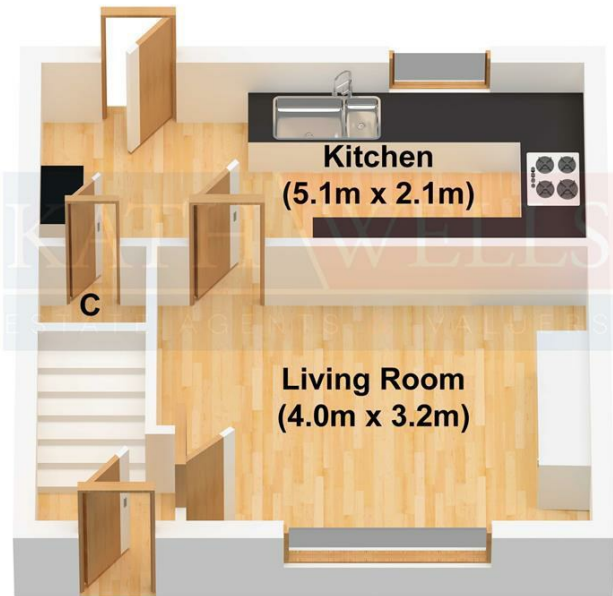
https://find-energy-certificate.service.gov.uk/energy-certificate/5803-5275-6002-0029-7092

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: D



Ground Floor



First Floor

