

**7 Aberdeen Walk
Leeds**



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

69 Lower Wortley Road
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Leeds
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7 Aberdeen Walk, Leeds, West Yorkshire, Bedroom Two: LS12 3SB

GROUND FLOOR:

Entrance Hallway:

Part glazed front entrance door, stairs rising to the first floor accommodation



Double glazed window, central heating radiator, built in storage cupboard, a good sized double bedroom

Living Room:



Double glazed window, central heating radiator, television point, ample space for a range of living room furniture

Modern Fitted Dining Kitchen:



Double glazed window, a range of modern fitted wall, drawer & base units, work surfaces, gas cooking hob with an extractor fan above, built under oven / grill, inset sink & drainer, integrated dishwasher, plumbing for an automatic washing machine, built in fridge / freezer, ample space for a dining table & chairs, central heating radiator, access to the cellar / basement

Cellar / Basement:

A cellar provides a very useful storage space

FIRST FLOOR:

Landing:

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

Bedroom One:



Double glazed window, central heating radiator, ample space for a range of bedroom furniture

Shower Room / WC:



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

SECOND FLOOR:

Landing:

Access to second floor accommodation

Bedroom Three:



Double glazed Velux window, central heating radiator

Office Space / Storage:



Double glazed Velux window, an open space which could be used as a home office or converted into a fourth bedroom, central heating radiator

TO THE OUTSIDE:

Gardens:



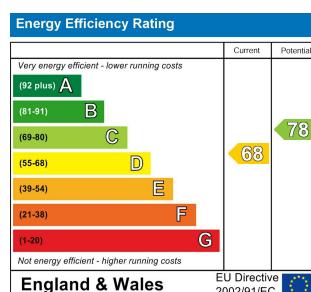
To the front of the property there is a paved garden which is fully enclosed

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: D

EPC Link:

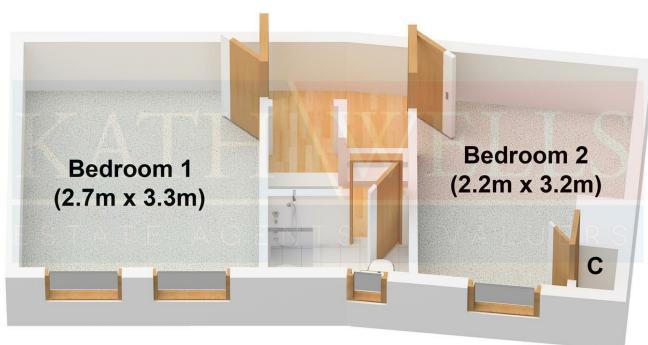
<https://find-energy-certificate.service.gov.uk/energy-certificate/0022-0207-0706-0209-2304>



Ground Floor



First Floor



Second Floor

