

11 Wheelwright Avenue Leeds



**3 Bedroom House - Semi-Detached
£229,995**

69 Lower Wortley Road
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11 Wheelwright Avenue, Leeds, West Yorkshire, LS12 4UW

GROUND FLOOR:

Entrance Hallway:

Entrance via a part glazed front entrance door, stairs rising to the first, central heating radiator

Living Room:



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

Fitted Breakfast Kitchen / Diner:



Double glazed window, part glazed door giving access to a porch area and the rear garden, a range of fitted wall, drawer & base units, work surfaces, gas cooking point with an extractor hood above, eye level oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, a breakfast counter, ample space for a dining table and chairs

Porch:

To the rear of the property there is a porch giving access to the rear garden

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation, access to a loft space

Bedroom One:



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

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



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

Bathroom / WC:



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

TO THE OUTSIDE:

Gardens:



The front garden has a lawn and is low maintenance. The rear garden is also laid to lawn and fully enclosed.

Off Street Parking / Driveway / Garage:



A driveway provides useful off street parking for three family sized cars and a garage provides additional parking and very useful storage

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2111-5725-4095-9593-1139>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		81
(81-91) B	67	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor Plan

Ground Floor



First Floor

