



## 24 Hardrow Road Leeds



## 2 Bedroom House - Townhouse £155,000

69 Lower Wortley Road  
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Leeds  
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# 24 Hardrow Road, Wortley, Leeds, West Yorkshire, LS12 4BX

## GROUND FLOOR:

### Living Room:



Access via a front entrance door, double glazed window, fireplace and hearth with a gas fire, laminated flooring, built in storage, vestibule with stairs rising to the first floor

### Dining Room:



Double glazed window, fireplace and hearth with a gas fire, laminated flooring, pantry / storage cupboard

### Kitchen:



Double glazed windows, a range of cabinets and work surfaces, stainless steel sink and drainer, electric cooker point, space for a fridge / freezer, plumbing for an automatic washing machine, an external stable door giving access to the rear garden

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation and to the loft space

### Bedroom One:



Double glazed window, fitted wardrobes, wall mounted heater

### Bedroom Two:



Double glazed window, built in storage cupboard

### Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with shower mixer taps, wash basin, low flush WC

## TO THE OUTSIDE:





## Gardens:



The front garden has planted shrubs, a garden gate and a path giving access to the property. The rear garden is mainly low maintenance with paved areas, planted beds and a brick storage shed.

## Off Street Parking / Single Garage:

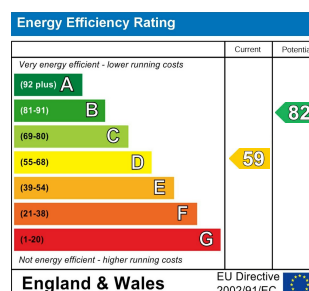
A single detached garage provides useful off street parking and storage

## Council Tax Band & EPC Rating

Council Tax Band: B / EPC Rating: D

## EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2080-2403-7040-9202-0795>



Ground Floor



First Floor

