KATH WELLS

ESTATE AGENTS & VALUERS

25 Highfield Street
Leeds

2 Bedroom Bungalow
£270,000

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GROUND FLOOR:

Hallway:
Access via a part glazed external front entrance door, double glazed window, central heating radiator, storage cupboards

Living Room:

Double glazed window, a good sized room with ample space for a range of living room furniture, central heating radiator, a feature fireplace and hearth, semi open plan to the dining kitchen

Fitted Kitchen & Dining Area:

Double glazed patio doors opening onto the rear garden, a modern luxury range of fitted cabinets & work surfaces, integral kitchen appliances (electric hob, extractor hood, electric oven / grill, dishwasher, fridge / freezer, automatic washing machine / tumble dryer), an inset 1 1/4 bowl sink and drainer, ample space for a dining table and chairs, vertical central heating radiator, semi open plan to the living room
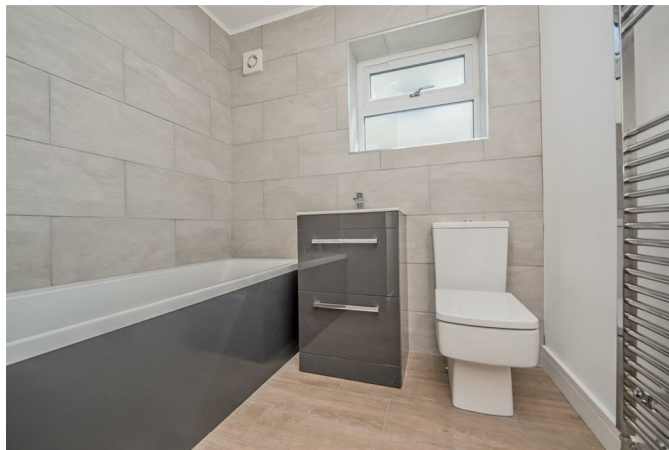
Bedroom One:

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

Bedroom Two:

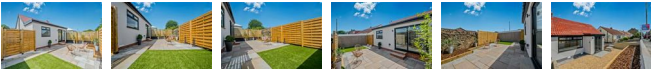Double glazed window, central heating radiator

Bathroom / WC:

Double glazed window, a modern white suite comprising of a panelled bath with a plumbed shower above and a glazed side screen, wash basin set into a vanity unit, low flush WC, modern tiling, extractor fan, inset ceiling lights

TO THE OUTSIDE:

Gardens:

The front garden is enclosed by a low wall and is mainly low maintenance. The rear garden is enclosed and private with a paved patio / seating area, low maintenance areas, an outside tap, external power points, and external lighting

Off Street Parking / Driveway:

A driveway provides useful off street parking

EPC Link:
to be confirmed

Council Tax Band & EPC Rating:
Council Tax Band: to be confirmed / EPC Rating: to be confirmed

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

Kitchen/ Dining Room
(3.5m x 6.0m)

Bedroom 1
(3.3m x 5.0m)

Living Room
(3.5m x 3.4m)

C

Bathroom
(2.3m x 1.9m)

Bedroom 2
(2.3m x 2.5m)

C