



44 St Catherines Crescent Leeds



2 Bedroom House - Semi-Detached £169,995

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44 St Catherines Crescent, Bramley, Leeds, West Yorkshire, LS13 2JX

GROUND FLOOR:

Entrance Hallway:



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

Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, an electric hob with an extractor fan above, integral oven / grill, an inset sink & drainer, ample space for a fridge / freezer, plumbing for an automatic washing machine

Living Room / Dining Area:



Double glazed window, double glazed French doors giving access to the rear garden, fire place & hearth, central heating radiator, ample space for a range of living room & dining room furniture

FIRST FLOOR:

Landing:



Double glazed window, access to the first floor accommodation, access to loft, storage cupboard

Bedroom One:



Double glazed window, central heating radiator, storage cupboard

Bedroom Two:



Double glazed window, central heating radiator

Bathroom / WC:



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

TO THE OUTSIDE:



Gardens:



The front garden is fully enclosed & provides a lawn & a paved area. The rear garden also has a lawn & a patio & is fully enclosed

Council Tax Band & EPC Rating:

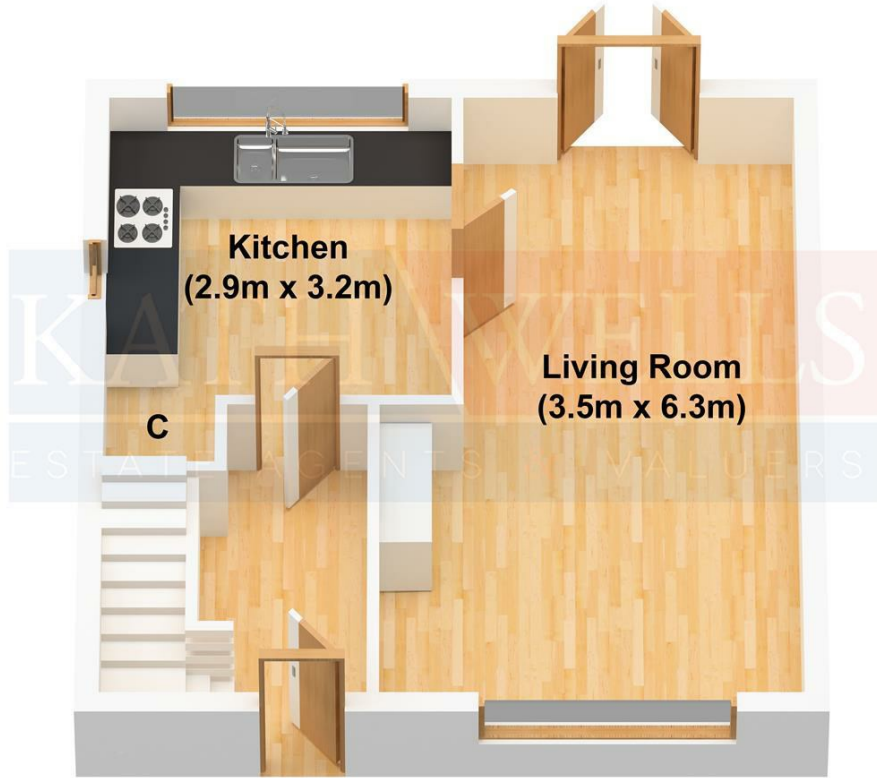
Council Tax Band: A / EPC Rating: C

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2090-0512-2060-4201-7701>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			84
(69-80) C	70		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor

