



31 Wesley Terrace Leeds



**3 Bedroom House - Semi-Detached
£249,995**

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31 Wesley Terrace, Leeds, West Yorkshire, LS13 2EW

GROUND FLOOR:

Hallway:

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

Living Room:



Double glazed window, central heating radiators, television point, laminated flooring, a fireplace and hearth with a electric fire

Fitted Dining Kitchen:



Double glazed window, a glazed external door opening onto the rear garden, a range of fitted wall, drawer & base units, work surfaces, an inset sink & drainer with a mixer tap, built under oven / grill, four burner gas hob, plumbing for an automatic washer, free standing fridge / freezer, ample space for dining table & chairs`

FIRST FLOOR:

Landing:

Double glazed window, access to first floor accommodation

Bedroom One:



Double glazed window, central heating radiator, built in wardrobe / storage

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator, large single bedroom

Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with an electric shower above, wash basin, low flush WC, built in storage cupboards, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:

Gardens:



The rear garden is a good size and is paved, enclosed by fencing, an outdoor tap, low maintenance, outdoor lighting and has a garage providing useful space for outdoor storage. The front garden is mainly laid to lawn and part block paved and would be a useful entertainment space. The front is also low maintenance and is enclosed by fencing.

Driveway / Off Street Parking:

A driveway to the front provides useful off street parking for 2 family sized cars

Council Tax Band & EPC Rating:

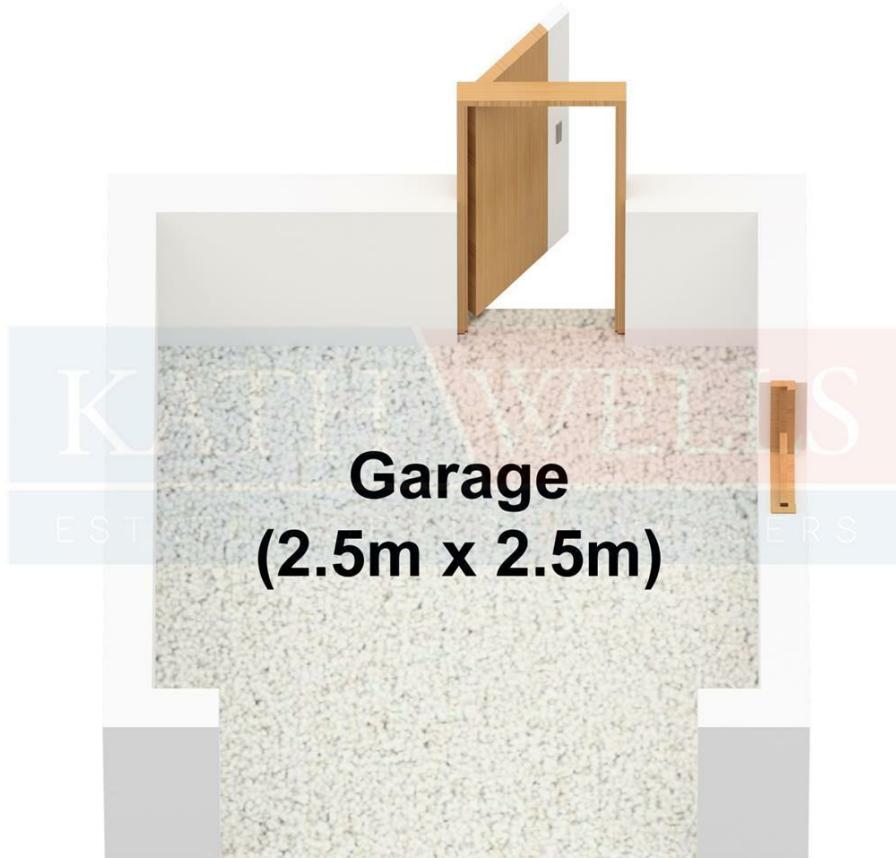
Council Tax Band: B / EPC Rating: C

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2720-2212-0237-6007-0503>

| Energy Efficiency Rating | | |
|------------------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | 77 | |
| (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

