



131 Stonebridge Grove Leeds



3 Bedroom Bungalow - Detached £199,995

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

Web Site
www.kathwells.com

email
sales@kathwells.com

131 Stonebridge Grove, Leeds, West Yorkshire, LS12 5AW

GROUND FLOOR:

Entrance Hallway:



Access via a part glazed front entrance door, central heating radiator

Living / Dining Room:



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

Fitted Kitchen:



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

Inner Hallway:

Access to the accommodation, access to a loft space

Bedroom One:



Double glazed window, central heating radiator, a good sized double bedroom

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window

Shower Room / WC:



Double glazed window, a suite comprising of a glazed shower cubicle with a plumbed shower above, low flush WC, wash basin

Rear Porch:

Double glazed window to the rear elevation, access to the garden, could be used as a home office

TO THE OUTSIDE:



Gradens:



The front garden is low maintenance and consists of a lawn as well as being fully enclosed. The rear garden has a good sized patio & is also fully enclosed

Off Street Parking / Driveway / Garage:


A driveway provides useful off street parking for four cars as well as a single garage which provides useful storage and additional parking

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0251-0207-0606-0121-2204>

Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 	

Floor Plan

