

KATH WELLS

ESTATE AGENTS & VALUERS

12 Claremont Street Leeds



2 Bedroom House - Back to Back £115,000

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

12 Claremont Street, Leeds, West Yorkshire, LS12 3EE

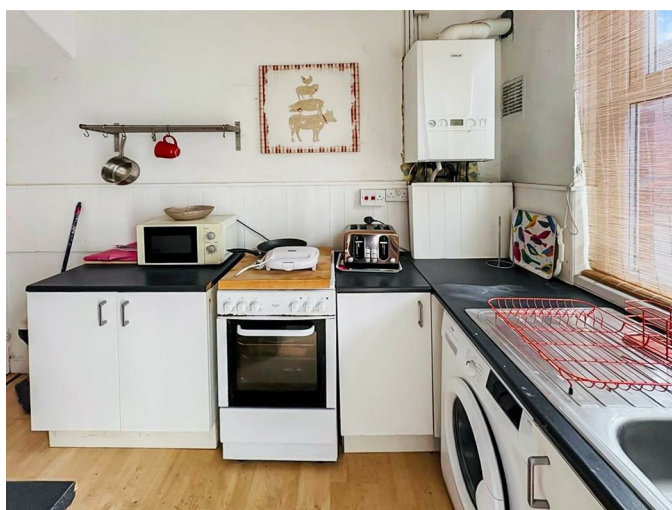
GROUND FLOOR:

Living Room:



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

Kitchen:



Double glazed window, a range of fitted draw & base units, work surfaces, electric cooking point, sink & drainer, plumbing for an automatic washing machine, space for a fridge / freezer, access to the cellar

Cellar:

The cellar provides a useful storage space

FIRST FLOOR:

Landing:

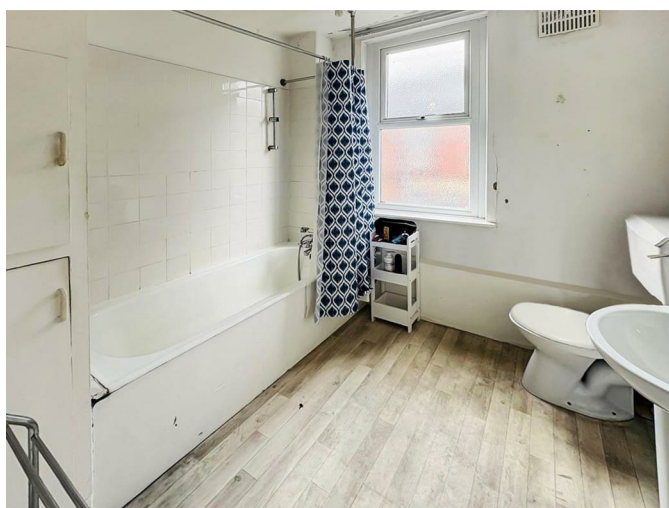
Access to the first floor accommodation, stairs rising to the second floor

Bedroom One:



Double glazed window, central heating radiator, ample space for a range of bedroom furniture

Bathroom / WC:



Double glazed window, a three piece suite comprising of a panelled bath, low flush WC, wash basin, central heating radiator

SECOND FLOOR:

Landing / Study Area:

A landing which provides enough space to be used as a study area / home office

Bedroom Two:



Double glazed window, central heating radiator

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0613-3059-1207-4116-9204>

Council Tax Band & EPC Rating:

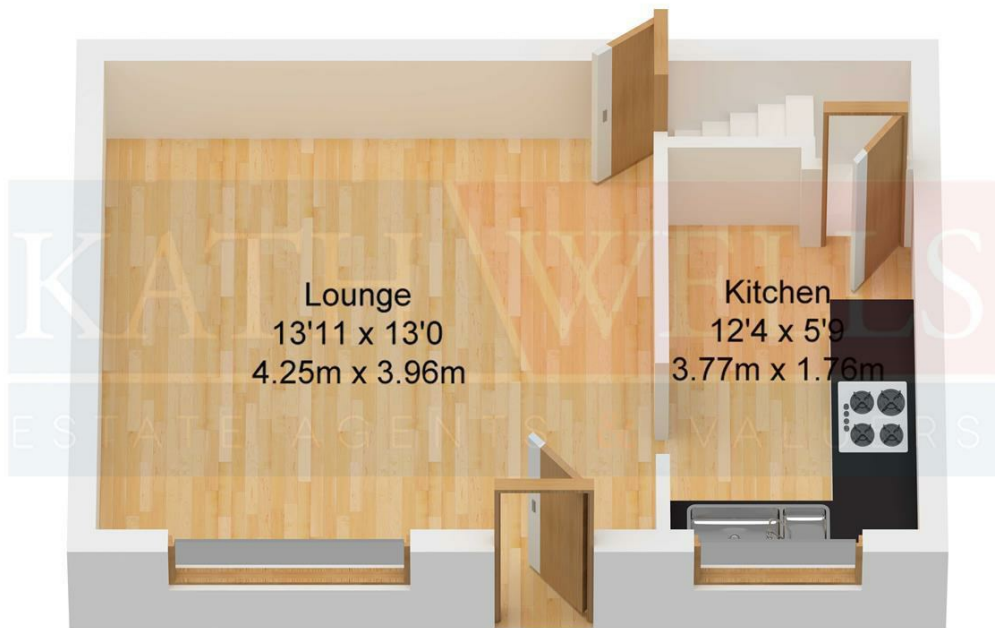
Council Tax Band: A / EPC Rating: C

Property Tour

<https://player.vimeo.com/video/1172993813?h=a97dbc78ad>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(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
Approx. 24.20 sqm.
(260.80 sqft.)



Basement
Approx. 11.92 sqm.
(128.30 sqft.)