



7 Aberdeen Walk Leeds



3 Bedroom House - Terraced £155,000

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

7 Aberdeen Walk, Leeds, West Yorkshire, LS12 3SB

GROUND FLOOR:

Entrance Hallway:

Part glazed front entrance door, stairs rising to the first floor accommodation

Living Room:



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

Modern Fitted Dining Kitchen:



Double glazed window, a range of modern fitted wall, drawer & base units, work surfaces, gas cooking hob with an extractor fan above, built under oven / grill, inset sink & drainer, integrated dishwasher, plumbing for an automatic washing machine, built in fridge / freezer, ample space for a dining table & chairs, central heating radiator, access to the cellar / basement

Cellar / Basement:

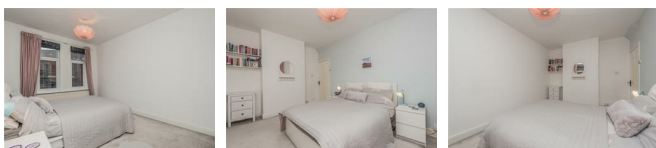
A cellar provides a very useful storage space

FIRST FLOOR:

Landing:

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

Bedroom One:

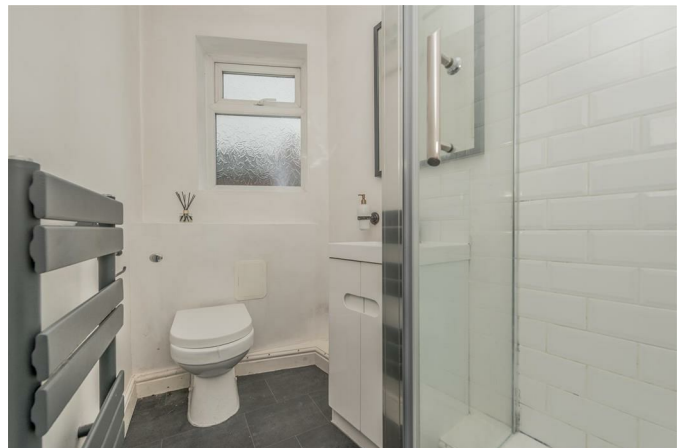


Double glazed window, central heating radiator, ample space for a range of bedroom furniture



Double glazed window, central heating radiator, built in storage cupboard, a good sized double bedroom

Shower Room / WC:



Double glazed window, a white suite comprising of a glazed shower cubicle with a plumbed shower above, low flush WC, a wash basin set into a vanity unit, ladder style central heating radiator / towel warmer

SECOND FLOOR:

Landing:

Access to second floor accommodation

Bedroom Three:



Double glazed Velux window, central heating radiator

Office Space / Storage:



Double glazed Velux window, an open space which could be used as a home office or converted into a fourth bedroom, central heating radiator

TO THE OUTSIDE:

Gardens:



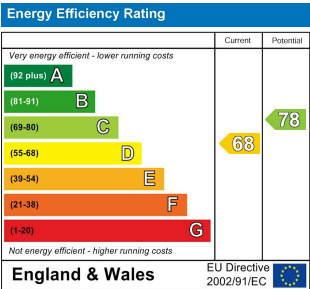
To the front of the property there is a paved garden which is fully enclosed

Council Tax Band & EPC Rating:

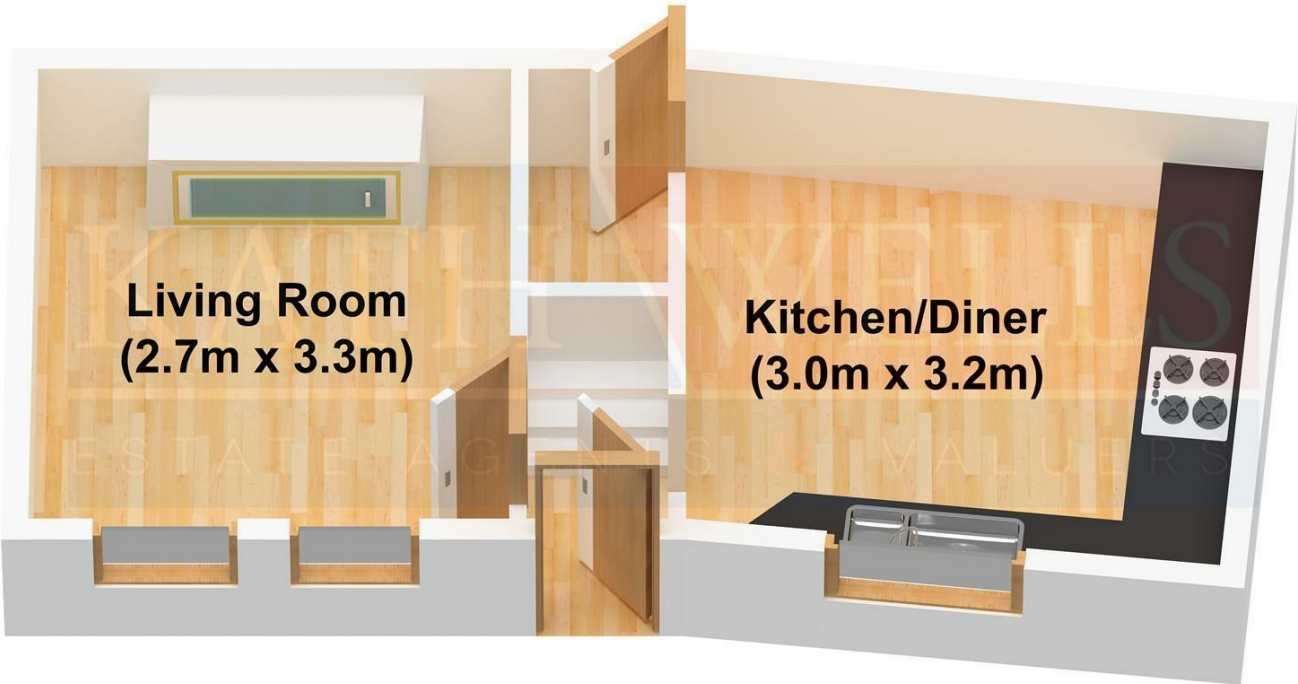
Council Tax Band: A / EPC Rating: D

EPC Link:

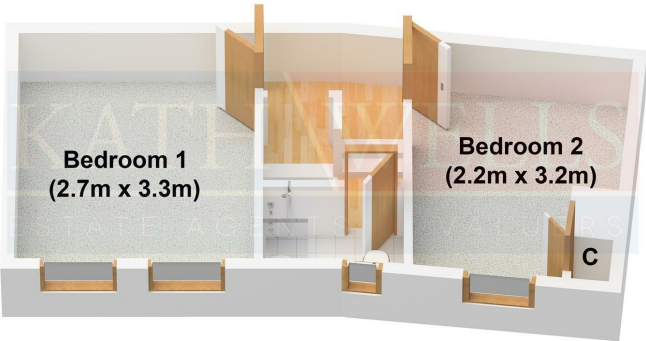
<https://find-energy-certificate.service.gov.uk/energy-certificate/0022-0207-0706-0209-2304>



Ground Floor



First Floor



Second Floor

