



16 Silver Royd Grove Leeds



3 Bedroom House - Terraced £165,000

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

16 Silver Royd Grove, Wortley, Leeds, West Yorkshire, LS12 4QT

GROUND FLOOR:

Entrance Hallway:



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

Living Room:



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

Fitted Dining Kitchen:



Part glazed door to the rear garden, double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooker point with an extractor above, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, space for a dining table & chairs, central heating radiator

FIRST FLOOR:

Landing:

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

Bedroom One:



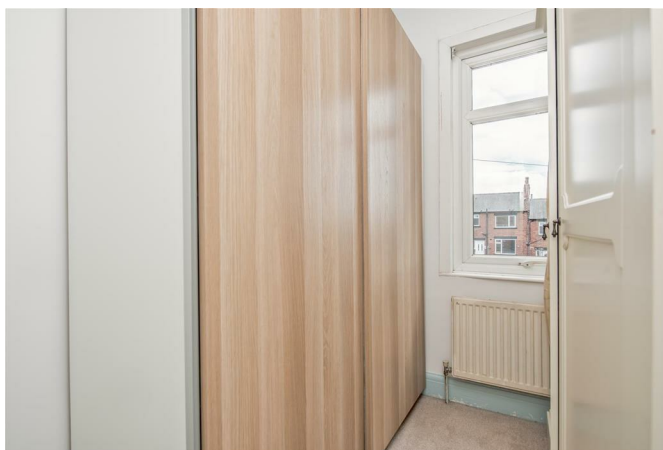
Double glazed window, central heating radiator, a good sized double bedroom

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC:



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

SECOND FLOOR:

Occasional Room / Loft Room:



Double glazed Velux window, central heating radiator, an ideal space for a home office / playroom

TO THE OUTSIDE:



Garden:



To the rear of the property, there is a small paved garden which is fully enclosed

Council Tax Band & EPC Rating:

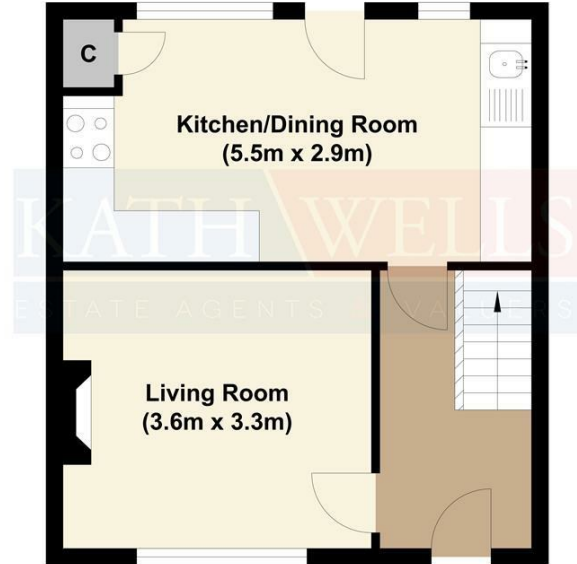
Council Tax Band: A / EPC Rating: C

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2080-2716-5060-3209-1795>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		69	
(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	

Ground Floor



First Floor



Second Floor

