

KATH | WELLS

ESTATE AGENTS & VALUERS

6 Bangor Place Leeds



2 Bedroom House - Terraced £120,000

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6 Bangor Place, Leeds, West Yorkshire, LS12 5PP

GROUND FLOOR:

Open Plan Living Space:



Access via a part glazed front entrance door

Living Room / Dining Area:

Double glazed window, ample space for a range of living & dining furniture, stairs rising to the first floor, access to the cellar, central heating radiator

Fitted Kitchen:

Double glazed window, a range of fitted wall, drawer & base units, work surfaces, electric hob, built under oven / grill, inset sink & drainer, built in fridge

Cellar:

Plumbing for an automatic washing machine

FIRST FLOOR:

Landing:

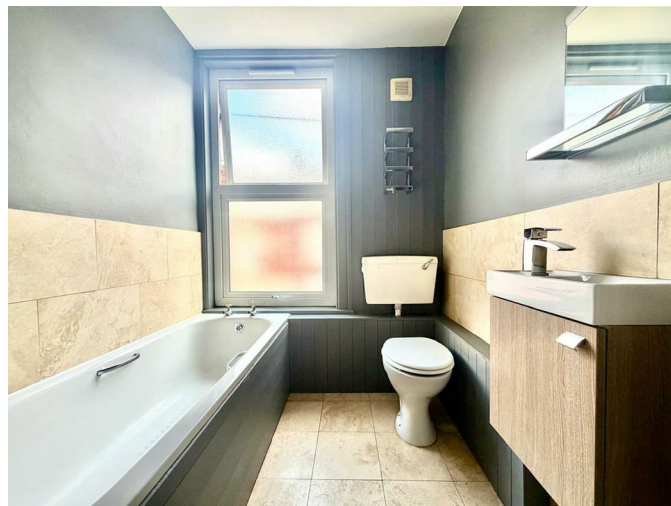
Access to the first floor accommodation, stairs rising to the second floor, central heating radiator

Bedroom One:



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

Bathroom / WC:



Double glazed window, a suite comprising of a panelled bath, low flush WC, a wash basin set into a vanity unit, central heating radiator

SECOND FLOOR:

Bedroom Two:



Double glazed window, fitted wardrobes / storage shelves, central heating radiator

TO THE OUTSIDE:

Council Tax Band & EPC Rating:

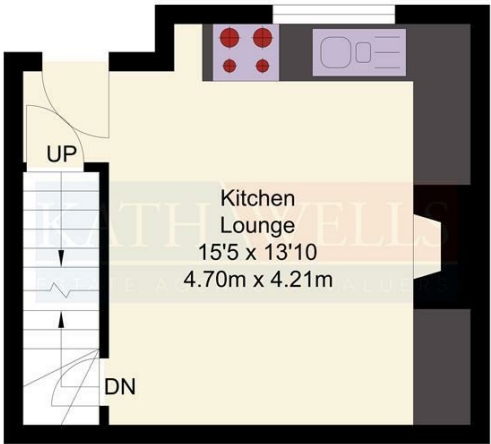
Council Tax Band: A / EPC Rating: tba

EPC Link:

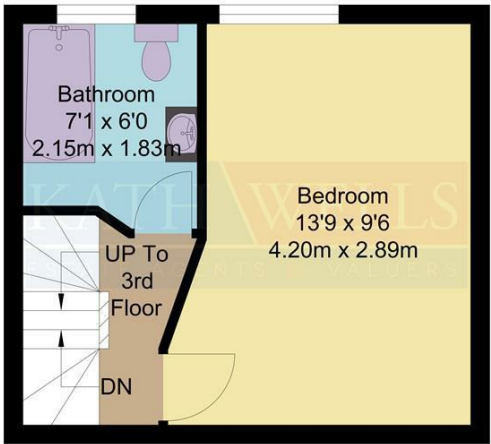
tba

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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. 18.97 sqm.
(204.19 sqft.)



Second Floor
Approx. 19.76 sqm.
(212.69 sqft.)