

# KATH WELLS

ESTATE AGENTS & VALUERS

## 12 Claremont Street Leeds



## 2 Bedroom House - Back to Back £110,000

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

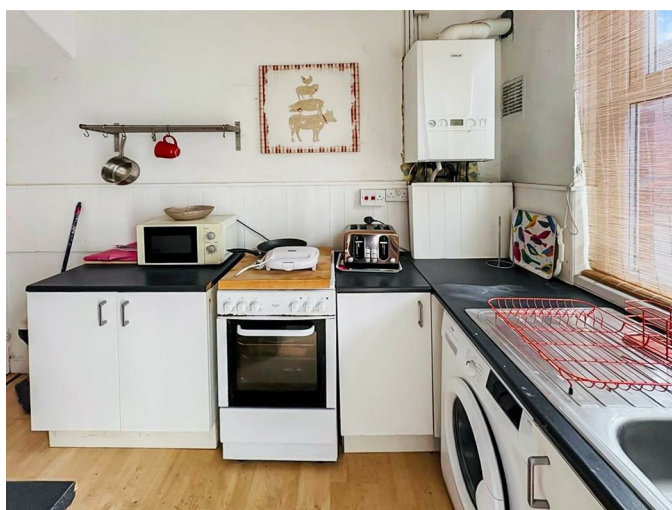
## GROUND FLOOR:

### 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:

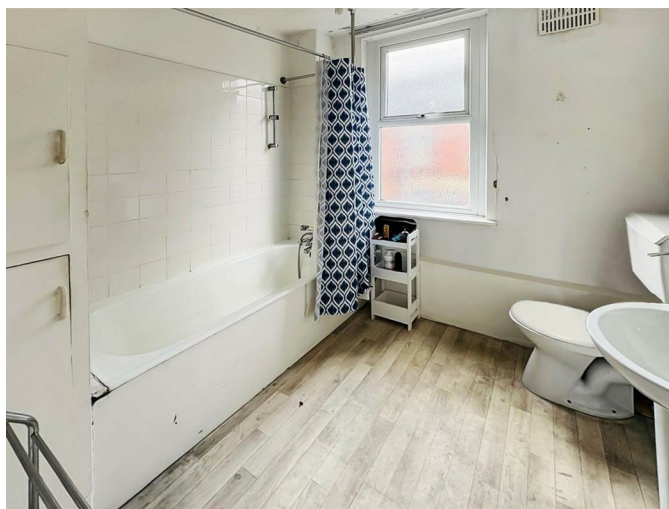
Access to the first floor accommodation, stairs rising to the second floor

### 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:

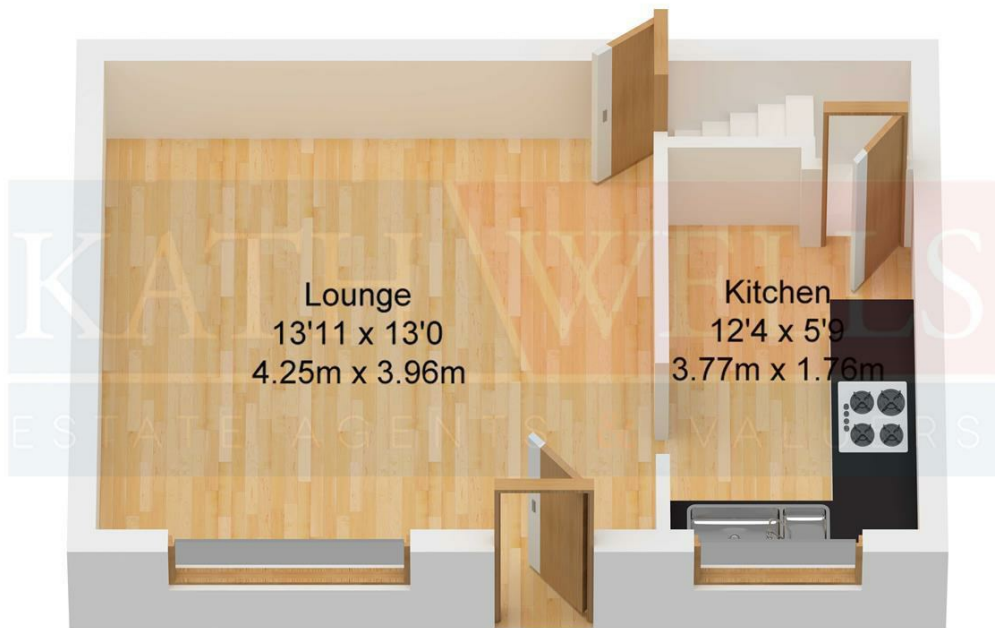
Council Tax Band: A / EPC Rating: C

### 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.)