



145 Stanningley Road Leeds



3 Bedroom House - Semi-Detached £285,000

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145 Stanningley Road, Leeds, West Yorkshire, LS12 3PJ

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, fire place & hearth with an inset log burner, central heating radiator, ample space for a range of living room furniture

Fitted Dining Kitchen:



Double glazed window, double glazed French doors to the rear, a range of fitted wall, drawer & base units, work surfaces, a gas hob with an extractor hood above, eye level oven / grill, inset sink & drainer, plumbing for an automatic washing machine, integral kitchen appliances (fridge / freezer, dishwasher), central heating radiators

Downstairs WC:



Double glazed window, a white suite comprising of a low flush WC, wash basin

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation

Bedroom One:



Double glazed window, fitted wardrobes, access to a boarded loft space, central heating radiator

Bedroom Two:



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

Bedroom Three:



Double glazed window, central heating

Shower Room / WC:



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

TO THE OUTSIDE:

Gardens:



The rear garden is a great size and consists of a lawn, a greenhouse & is fully enclosed. The front garden has a large lawn & has access to the driveway

Off Street Parking / Driveway:


A driveway provides useful off street parking for three cars

Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: C

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0061-0207-9506-9912-2404>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			83
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Ground Floor



First Floor

