

## 31 Blackpool View Leeds



### 3 Bedroom House - Townhouse £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](http://www.kathwells.com)

**email**  
[sales@kathwells.com](mailto:sales@kathwells.com)

## **31 Blackpool View, Armley, Leeds, West Yorkshire, LS12 5PE** TO THE OUTSIDE:

### **GROUND FLOOR:**

#### **Entrance Vestibule:**

Double glazed window, access via a front entrance door

#### **Hallway:**

Stairs rising to the first floor accommodation, under stairs storage space

#### **Downstairs WC:**

Low flush WC, wash basin

#### **Living Room:**

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

#### **Fitted Dining Kitchen:**

Double glazed window, access to the rear via a part glazed rear door, fitted wall drawer & base units, work surfaces, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge freezer, ample space for a dining table & chairs

### **FIRST FLOOR:**

#### **Landing:**

Access to the first floor accommodation, access to a loft space, storage cupboard

#### **Bedroom One:**

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

#### **Bedroom Two:**

Double glazed window, central heating radiator

#### **Bedroom Three:**

Double glazed window, central heating radiator

#### **Wet Room / WC:**

Double glazed window, electric shower head, low flush WC, wash basin



#### **Gardens:**

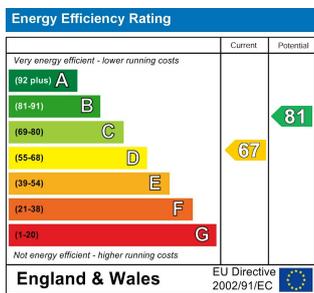
The front garden is low maintenance, fully paved & enclosed. The rear garden is also paved and is fully enclosed.

#### **EPC Link:**

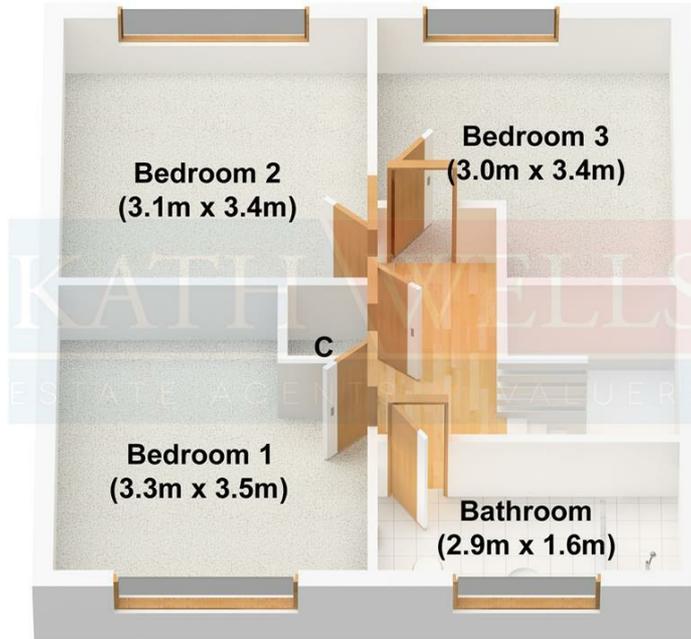
<https://find-energy-certificate.service.gov.uk/energy-certificate/0072-0207-2206-2607-2704>

#### **Council Tax Band & EPC Rating:**

Council tax band: A / EPC Rating: D



## First Floor



## Ground Floor

