



## 17 Abbott Road Leeds



### 3 Bedroom House - End Town House £175,000

69 Lower Wortley Road  
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Leeds  
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# 17 Abbott Road, Leeds, LS12 2JQ

## GROUND FLOOR:

### Entrance Hallway:

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

### Living Room / Dining Area:



Double glazed window, central heating, fire place & hearth, ample space for a range of living & dining room furniture

### Fitted Kitchen:



Double glazed window, part glazed door to the rear, a range of fitted wall, drawer & base units, work surfaces, gas hob, extractor above, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation

### 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

### Bathroom / WC:

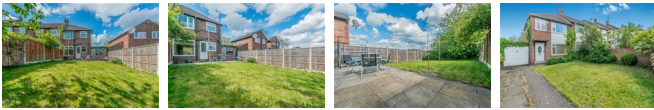


Double glazed window, a white suite comprising of a panelled bath with a shower above, low flush WC, wash basin

## TO THE OUTSIDE:



### Gardens:



The front garden is mainly laid to lawn & is low maintenance. It also gives access to a single garage. The rear garden has a paved patio, a great sized lawn & is fully enclosed

### Off Street Parking / Driveway / Single Garage:

A driveway to the front of the property provides useful off street parking for two cars & has access to a single garage which is a great outside storage space

### Council Tax Band & EPC Rating:

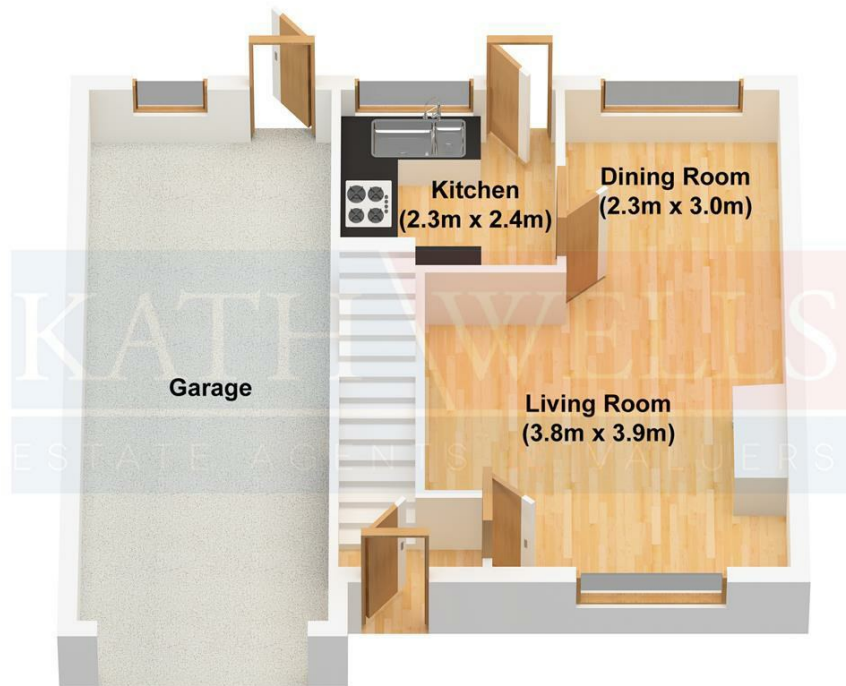
Council Tax Band: A / EPC Rating: D

### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0241-0207-0806-0304-2100>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		65	
(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

