



## 75 Tong Way Leeds



## 2 Bedroom House - Semi-Detached £189,995

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
Tel: 0113 231 1033  
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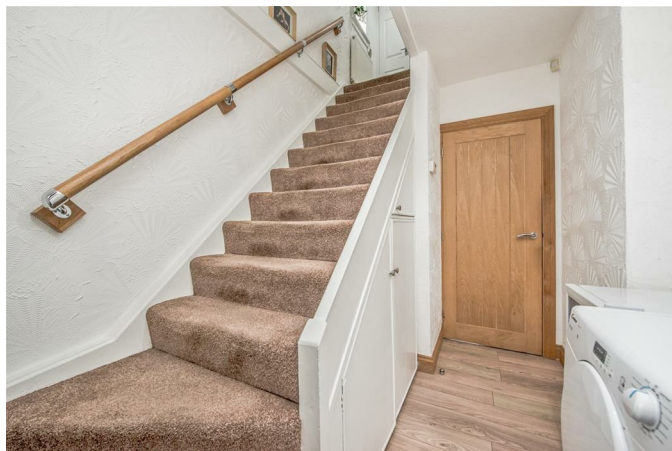
**Web Site**  
[www.kathwells.com](http://www.kathwells.com)

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

# 75 Tong Way, Farnley, Leeds, West Yorkshire, LS12 5NB

## GROUND FLOOR:

### Entrance Hallway:



Access via a part glazed front entrance door, stairs rising to the first floor accommodation, storage cupboard, central heating radiator

### Fitted Kitchen:



Double glazed window, part glazed side door, a range of fitted wall, drawer & base units, work surfaces, an electric hob with an extractor hood above, a built under oven / grill, plumbing for an automatic washing machine, sink / drainer, ample space for a fridge / freezer, central heating radiator

### Living / Dining Room:



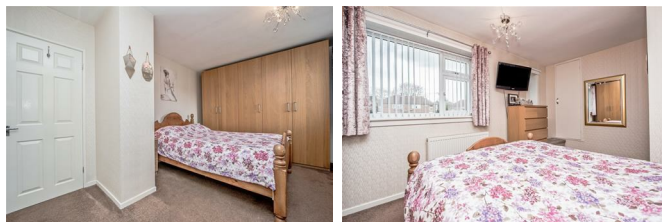
Double glazed window, double glazed French doors to the rear, fire place & hearth, central heating radiator, ample space for a range of living & dining room furniture

## FIRST FLOOR:

### Landing:

Double glazed window, central heating radiator, access to the first floor accommodation

### Bedroom One:



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

### Bedroom Two:



Double glazed window, central heating radiator, stairs rising to the second floor

### Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with a plumbed shower above, low flush WC, wash basin, storage cupboard, ladder style central heating radiator

## Second Floor:

## Occasional Room:



Double glazed Velux window, central heating radiator, a good sized occasional room which could be used as a home office

## TO THE OUTSIDE:



## Gardens:




The front garden is fully enclosed, low maintenance & has an artificial lawn. The rear garden is a great size and comprises of a decked patio, is fully enclosed and has access to a good sized shed / outhouse

## Council Tax Band & EPC Rating:

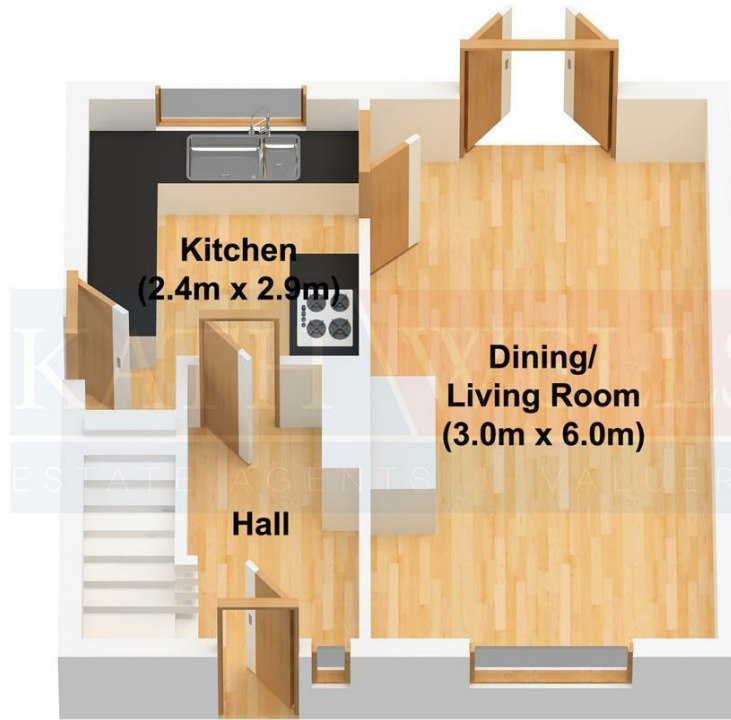
Council Tax Band: A / EPC Rating: C

## EPC Link:

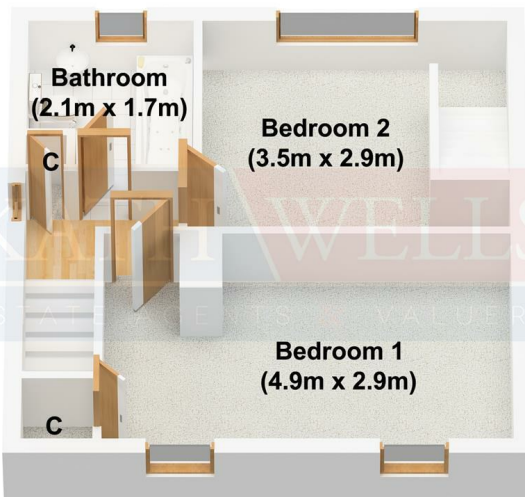
<https://find-energy-certificate.service.gov.uk/energy-certificate/2521-0016-1007-3017-1549>

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

## Ground Floor



## First Floor



## Second Floor

