



26 Sandstone Drive Leeds



3 Bedroom House - Semi-Detached £257,500

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

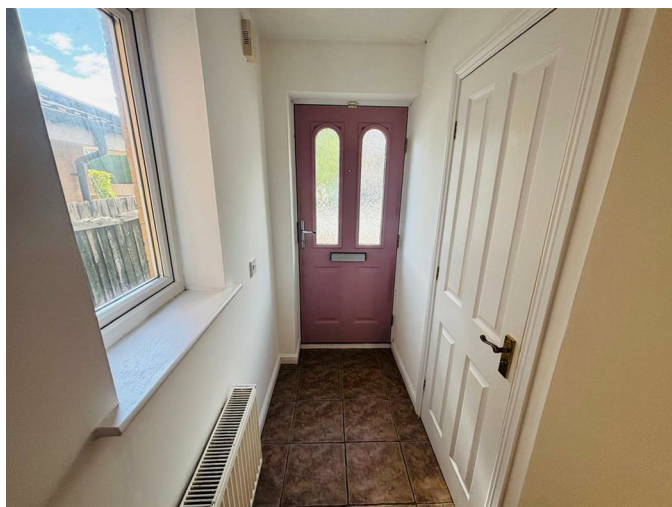
Web Site
www.kathwells.com

email
sales@kathwells.com

26 Sandstone Drive, Farnley, Leeds, West Yorkshire, LS12 5SU

Ground Floor:

Entrance Hallway:



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

Downstairs WC:

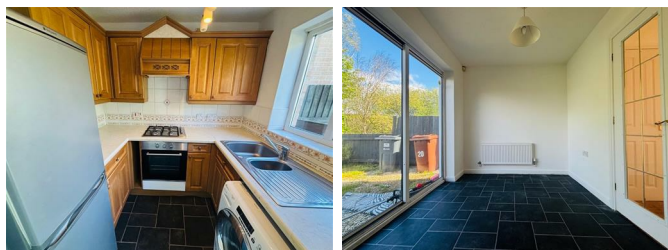
A two piece suite comprising of a WC and a wash basin

Living Room:



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

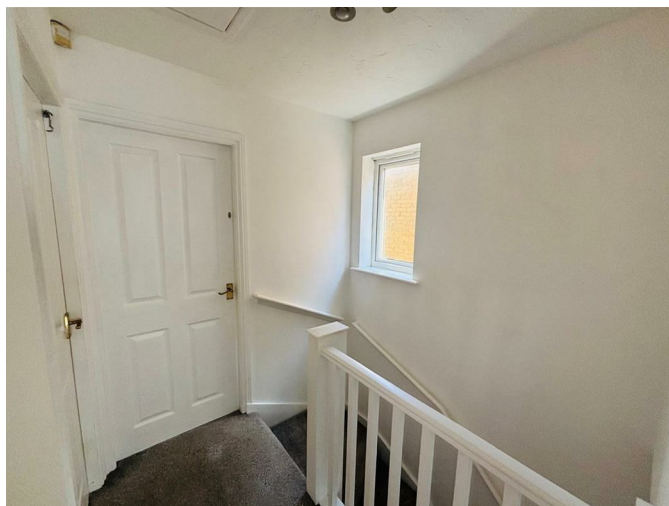
Fitted Dining Kitchen:



Double glazed sliding doors to the rear, double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas hob with an extractor above, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, ample space for a dining table & chairs, central heating radiator

First Floor:

Landing:



Access to the first floor accommodation, access to a useful loft space

Bedroom One:



Double glazed window, central heating radiator, fitted wardrobes

Bedroom Two:



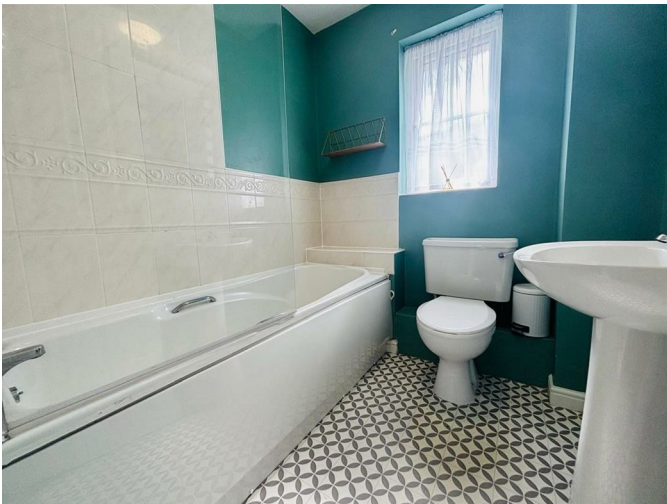
Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with an electric shower above, low flush WC, wash basin, central heating radiator

To The Outside:



Gardens:



There is good sized enclosed garden to the rear with a lawn. The front garden is mainly dedicated to off street parking.

Off Street Parking / Driveway:



A driveway provides useful off street parking for two cars

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8401-6525-5530-3606-6926>

Council Tax Band & EPC Rating:

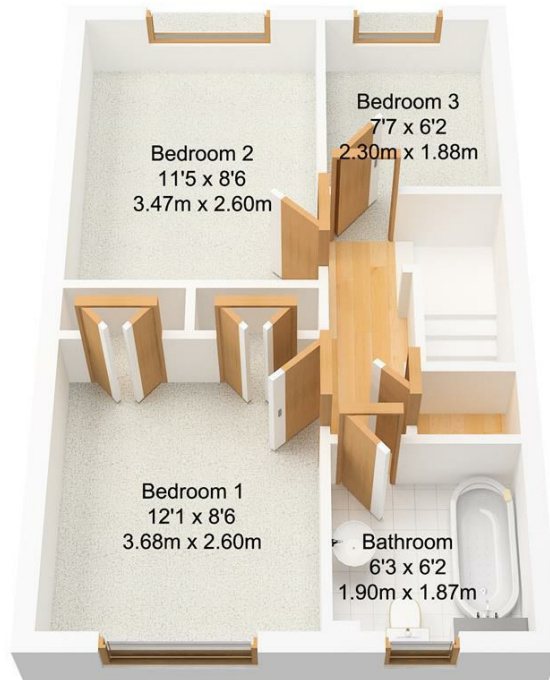
Council Tax Band: C / EPC Rating: D

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 83 |
| (69-80) C | | | |
| (55-68) D | | 63 | |
| (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. 34.35 sqm.
(369.74 sqft.)



First Floor
Approx. 32.86 sqm.
(353.70 sqft.)