



## 21 Woodside Avenue Bingley



### 3 Bedroom House - Semi-Detached £250,000

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# 21 Woodside Avenue, Bradford, Bingley, West Yorkshire, BD16 1RB

## GROUND FLOOR:

### Porch:

Access via a part glazed front entrance door, a good size porch

### Entrance Hallway:



Stairs rising to the first floor, central heating radiator

### Living Room:



Double glazed bay window, log wood burner in an exposed brick chimney breast, television point, central heating radiator, ample space for living room furniture,

### Fitted Kitchen:



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

### Dining Room:



Double glazed sliding door to the conservatory, ample space for a range of dining room furniture, open to a modern fitted kitchen

## FIRST FLOOR:

### Conservatory:



Double glazed door to the rear, double glazed windows, ample space for a playroom / home office

### Landing:



Double glazed window, access to first floor accommodation

### Bedroom One:



Double glazed window, a range of fitted wardrobes, central heating radiator, access to a fully boarded loft space via a pulldown ladder

### Bedroom Two:



Double glazed window, central heating radiator, good size bedroom

**Bedroom Three:**



Double glazed window, central heating radiator, ideal study space or third bedroom

**Bathroom / WC:**



Double glazed window, a modern suite comprising of a panelled bath, a glazed shower cubicle with a plumbed shower above, low flush WC, wash basin set into a vanity unit central heating radiator

**TO THE OUTSIDE:**



**Gardens:**



The front garden is low maintenance and has access to a drive for two cars. The rear garden is a great size & consists of a lawn which is fully enclosed & has access to the outhouse with power & lighting, an outside tap & lighting

**Off Street Parking / Driveway:**



A driveway provides useful off street parking for two cars

**Garden Room:**



Access via double glazed French doors, ideal space for a playroom / office room, power & lighting

**EPC Link:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/4519-7186-2002-0195-5802>

**Council Tax Band / EPC Rating:**

Council Tax Band / C / EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		71	
(55-68) D			
(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



## First Floor

