



42 Leysholme Crescent Leeds



3 Bedroom House - Semi-Detached £200,000

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42 Leysholme Crescent, Leeds, West Yorkshire, LS12 4HJ

GROUND FLOOR:

Entrance Hallway:

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

Living Room:

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

Fitted Dining Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooker point, an inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, space for a dining table & chairs, storage cupboard

Rear Porch:

Double glazed window, access to the rear garden

FIRST FLOOR:

Landing:



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

Bedroom One:



Double glazed window, central heating radiator, fitted wardrobes / storage

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator

Shower Room / WC:



Double glazed window, this suite comprises of a glazed cubicle with a plumbed shower above, low flush WC, wash basin, central heating radiator

TO THE OUTSIDE:

Gardens:



The front garden is laid to lawn and low maintenance. The rear garden also has a lawn, is fully enclosed and is a great size.

Off Street Parking / Driveway / Single Garage:



A driveway provides useful off street parking for 3 cars & a single garage provides an additional space as well as a good amount of outside storage.

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: tba

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0958-0207-8306-1219-2904>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		67
(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

Ground Floor



First Floor

