



67B Hough Lane Leeds



2 Bedroom House - Townhouse £174,995

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67B Hough Lane, Leeds, LS13 3PS

GROUND FLOOR:

Living Room / Dining Area



Access via a part glazed front entrance door, double glazed window, ample space for a range of living & dining room furniture, stairs rising to the first floor, storage cupboard, central heating radiator

Fitted Kitchen:



Part glazed rear door, double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooker point, work surfaces, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer

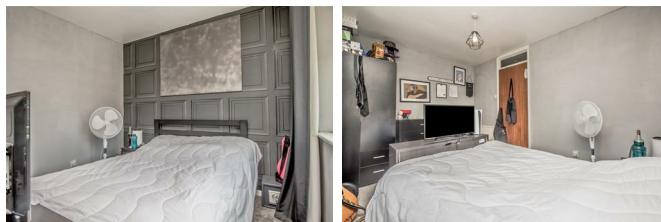
FIRST FLOOR:

Landing:



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

Bedroom One:



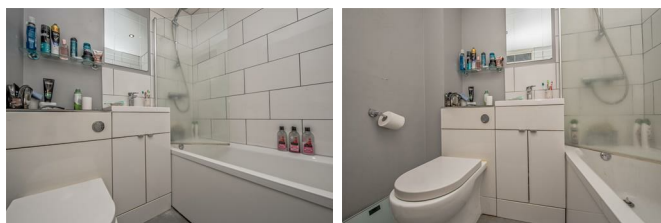
Double glazed window, central heating radiator, a good sized double bedroom

Bedroom Two:



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

Bathroom / WC:



A white suite comprising of a panelled bath with a plumbed shower above, low flush WC, wash basin set into a vanity unit, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:



Gardens:



To the front there is a low maintenance garden, the rear garden is enclosed & is also low maintenance

Off Street Parking / Driveway:




To the rear of the property there is a driveway providing useful off street parking for a family sized car

Council Tax Band & EPC Rating:

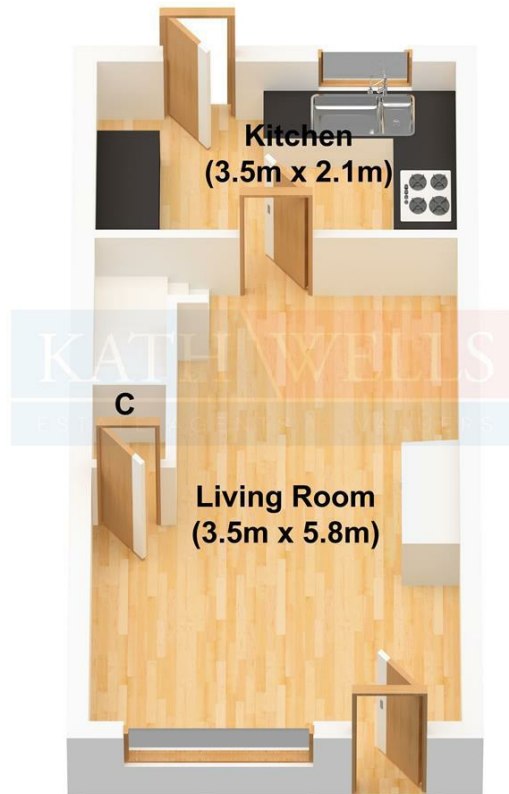
Council Tax Band: A / EPC Rating: C

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/6720-0260-0141-4002-0663>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			83
(69-80) C		70	
(55-68) D			
(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

