

KATH | WELLS

ESTATE AGENTS & VALUERS

19 Moorfield Avenue Leeds



3 Bedroom House - Terraced £144,995

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

19 Moorfield Avenue, Leeds, West Yorkshire, LS12 3RZ

GROUND FLOOR:

Living Room:



Access via a part glazed front entrance door, double glazed window, fire place & hearth, television point, central heating radiator

Fitted Kitchen:



Part glazed rear door to the rear yard, double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooker point with an extractor fan above, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, access to the cellar, central heating radiator, stairs rising to the first floor

FIRST FLOOR:

Landing:

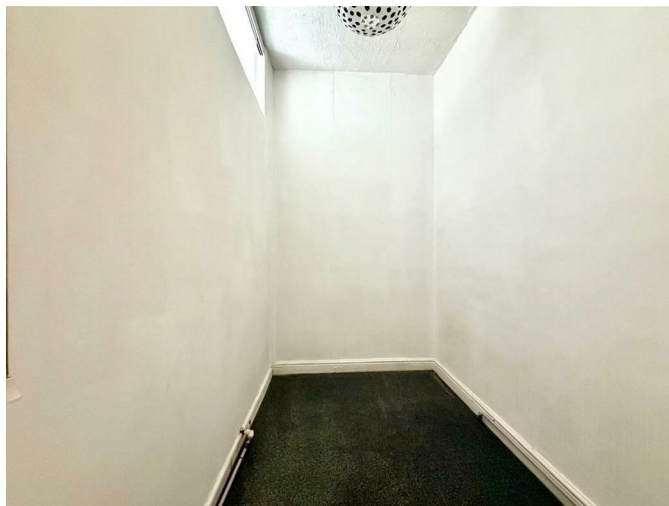
Access to the first floor accommodation, stairs rising to the second floor

Bedroom One:



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

Bedroom Three:



A good sized large single bedroom

Bathroom:



Double glazed window, a white suite comprising of a panelled bath with a plumbed shower above, wash basin set into a vanity unit, ladder style central heating radiator

Separate WC:



Double glazed window, low flush WC

SECOND FLOOR:

Bedroom Two:



Double glazed Velux window, central heating radiator

TO THE OUTSIDE:

Gardens:



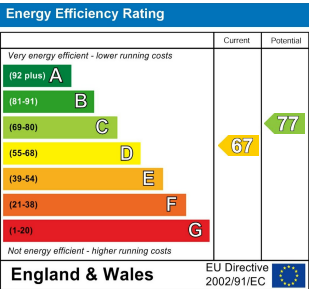
To the rear of the property there is a small paved yard & to the front there is also a small paved area which is part enclosed.

Council Tax Band & EPC Rating:

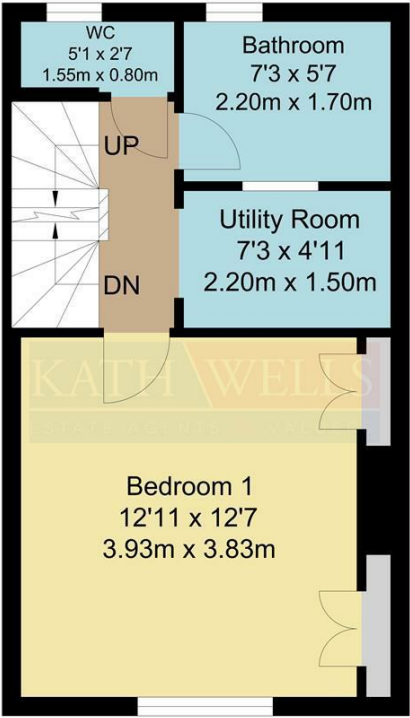
Council Tax Band: A / EPC Rating: D

EPC Link:

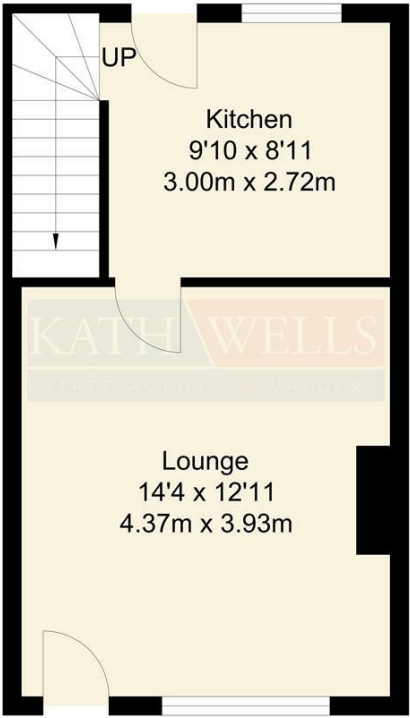
<https://find-energy-certificate.service.gov.uk/energy-certificate/4036-7023-8100-0382-0222>



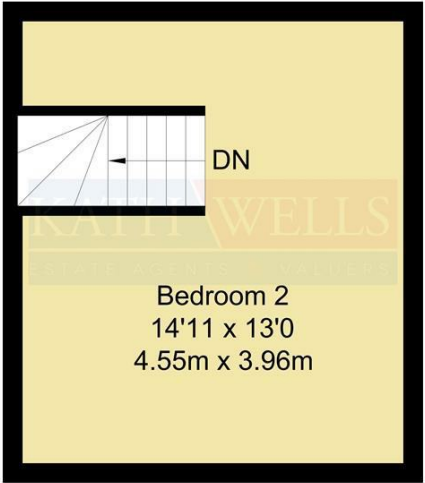
Floor Plan



First Floor
Approx. 27.50 sqm.
(296.00 sqft.)



Ground Floor
Approx. 27.50 sqm.
(296.00 sqft.)



Second Floor
Approx. 17.90 sqm.
(192.00 sqft.)