

**30 Dunlop Avenue  
Leeds**



**3 Bedroom House - Townhouse  
£260,000**

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

**Web Site**  
[www.kathwells.com](http://www.kathwells.com)

**email**  
[sales@kathwells.com](mailto:sales@kathwells.com)

# 30 Dunlop Avenue, New Farnley, Leeds, West Yorkshire, LS12 6LE

## GROUND FLOOR:

### Entrance Hallway:

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

### Downstairs Cloakroom / WC:



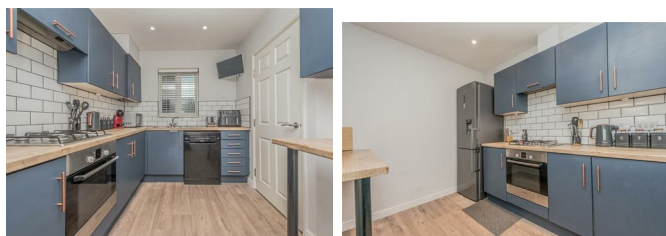
Double glazed window, a modern white suite comprising of a wash basin and a WC, central heating radiator

### Living / Dining Room:



Double glazed French doors leading to the rear garden, two central heating radiators, a media wall with an inset modern electric fire and a TV point, under stairs storage cupboard, ample space for living room & dining room furniture

### Fitted Breakfast Kitchen:



Double glazed window, a modern range of wall, drawer and base units, work surfaces, space for a fridge freezer & dishwasher and washing machine, built-under electric oven, four ring gas hob with extractor fan over, inset ceiling spot lights, central heating radiator, double glazed window to the front elevation, breakfast area

## FIRST FLOOR:

### Landing:

Central heating radiator, stairs to the second floor, storage room

### Bedroom Two:



Double glazed windows, central heating radiator

### Bedroom Three:



Double glazed window, built in storage cupboard, central heating radiator

### Family Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a shower over, wash basin, low flush WC, a ladder style central heating radiator / towel warmer, inset ceiling lights

## SECOND FLOOR:

### Landing:

Velux window to the rear elevation. Space for a desk / home office



Master Bedroom:



Double glazed window, central heating radiators, fitted wardrobes / storage, inset ceiling spotlights, television aerial connection point

En-suite Shower Room / WC:



Double glazed Velux window, a three piece suite comprising of a shower cubicle with a plumbed shower, wash basin, low flush WC, central heating radiator

TO THE OUTSIDE:

Gardens:



The front garden is open plan. The rear garden is enclosed by fencing and has a lawn and a decked patio / seating area.

Garage / Parking:



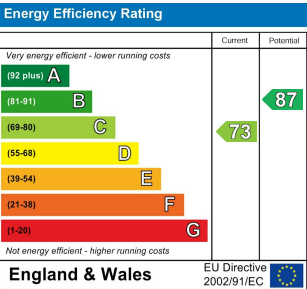
A parking space to the rear provides useful off street parking and access to a single garage

EPC Rating & Council Tax Band:

EPC Rating: C / Council Tax Band: C

EPC Link:

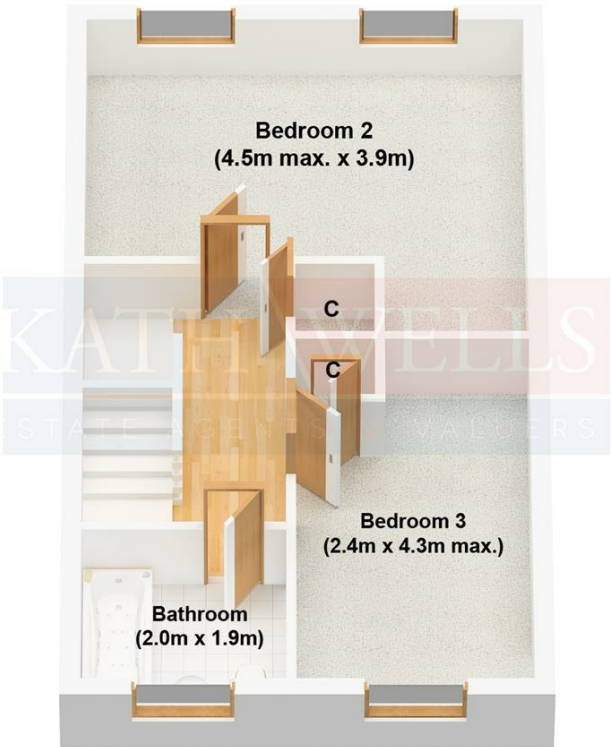
<https://find-energy-certificate.service.gov.uk/energy-certificate/9350-2688-7190-2499-2101>



Ground Floor



First Floor



Second Floor

