



168 Whitehall Road Leeds



3 Bedroom House - Semi-Detached £250,000

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GROUND FLOOR:

Hallway:

Entry via double glazed door into well presented hallway, with modern decor and central heating radiator, stairs rising to the first floor.

Living Room:



Double glazed bay window to front elevation, a wall mounted electric fire and central heating radiator, modern decor and well presented.

Fitted Dining Kitchen:



Double glazed window to side elevation, a range of modern high gloss wall, drawer and base units with coordinating worksurfaces, electric oven and electric hob with extractor over, space for dining and access to garden via French Patio doors, access to conservatory, central heating radiator.

Conservatory:



UPVC conservatory to rear elevation, a great space for relaxing and soaking up the sunshine.

FIRST FLOOR:

Landing:



Access to all first floor accommodation, access to loft space, central heating radiator.

Bedroom One:



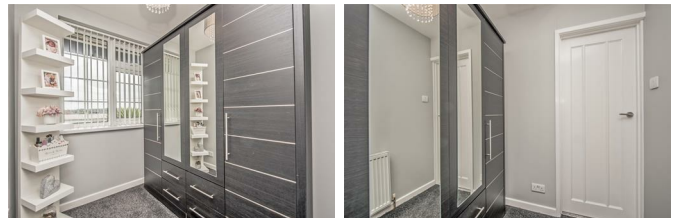
Double glazed bay window to front elevation, a range of high gloss fitted wardrobes providing plenty of storage, modern decor with central heating radiator.

Bedroom Two:



Double glazed window to rear elevation over looking gardens, again well presented room with central heating radiator.

Bedroom Three:



Double glazed window to the front elevation, a single room with modern decor and central heating radiator.

Bathroom / WC:



Double glazed opaque window to rear elevation, a three piece white suite comprising of 'P' Shaped bath with shower over, vanity sink, low flush WC, modern tiles and central heating radiator.

TO THE OUTSIDE:

Gardens:



To the front elevation a well maintained garden with gate to side elevation, well stocked borders and lawn. To the rear elevation a good size garden with patio area, lawns and well established planting, summer house / shed, hedging to the boundary.

EPC Link:

Council Tax Band / EPC Rating:

Council Tax Band: B / EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		67	
(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

