

**2 Piebridge Way
Leeds**



**3 Bedroom House - Semi-Detached
£280,000**

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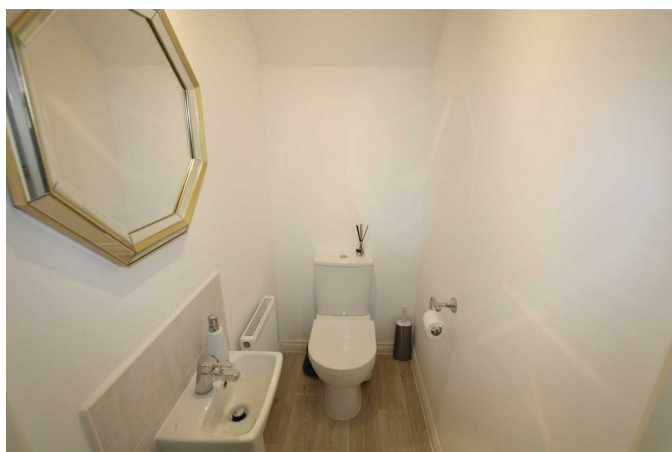
GROUND FLOOR:

Hallway:



Access via a part glazed front entrance door, stairs rising to the first floor accommodation

Downstairs WC:



A guest cloakroom / WC, hand wash basin, central heating radiator.

Living Room:



A spacious living room with French doors opening onto the rear garden, central heating radiator, modern decor

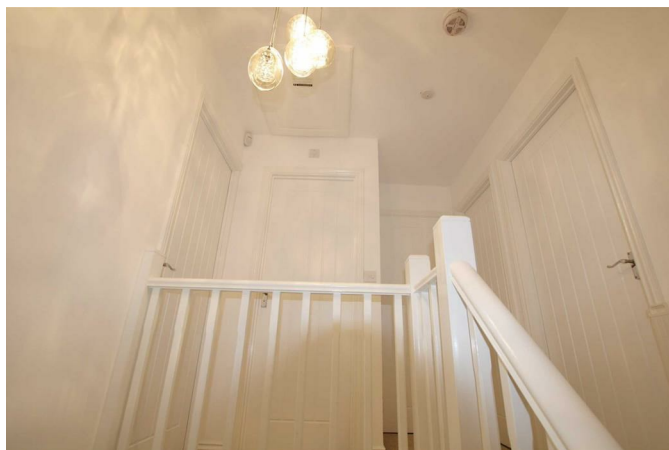
Fitted Dining Kitchen:



A well equipped modern fitted kitchen with ample space for a dining table and chairs, a range of fitted wall, drawer & base units, a range of integral kitchen appliances (electric oven / grill, gas hob, dishwasher, automatic washing machine, fridge, freezer)

FIRST FLOOR:

Landing:



Access to the first floor accommodation, large storage cupboard / wardrobe

Bedroom One:



Double glazed window, a bright and airy room with an en-suite shower room / WC and fitted wardrobes, central heating radiator,

En-suite Shower Room / WC:



A glazed shower cubicle with an electric shower, low flush WC, wash basin, central heating radiator, part tiled

Bedroom Two:



A further double bedroom with double glazed window to front elevation, central heating radiator, light decor.

Bedroom Three:



A good sized third bedroom, a made to measure single bed' may be included

Family Bathroom / WC:



A modern three piece white suite with a shower over the bath, pedestal hand wash basin, low flush WC, part tiled, central heating radiator.

TO THE OUTSIDE:

Gardens:



An open plan front / side garden. An enclosed rear garden with paved seating areas and a lawn

Parking:

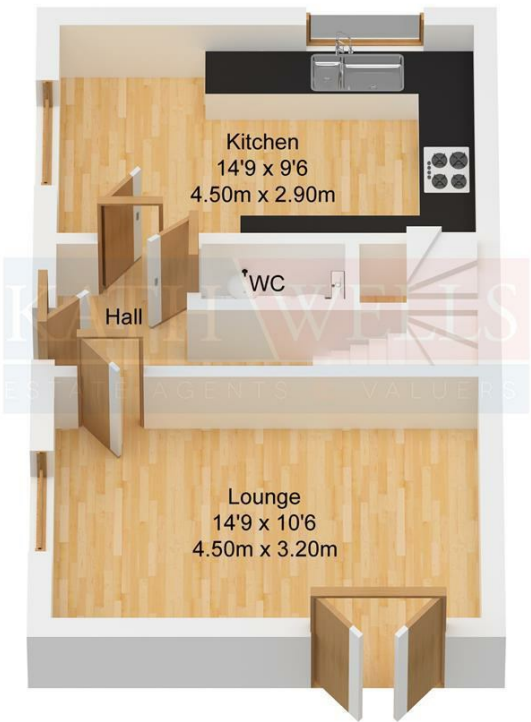


Two dedicated parking spaces

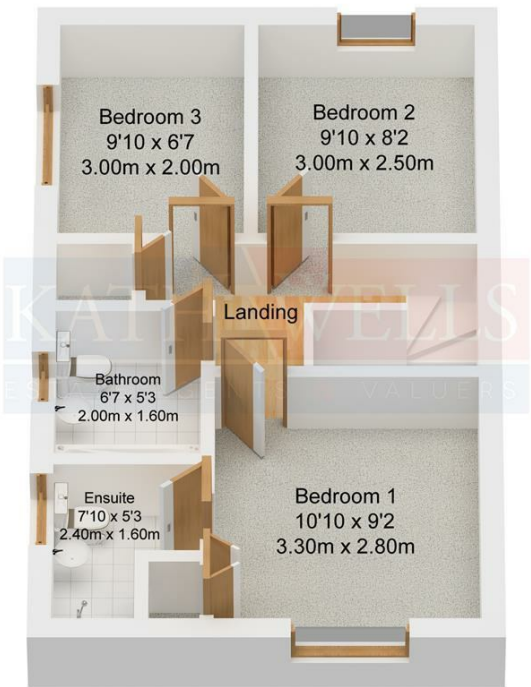
Council Tax Band / EPC Rating:
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor Plan



Ground Floor
Approx. 36.27 sqm.
(390.40 sqft.)



First Floor
Approx. 36.27 sqm.
(390.40 sqft.)