



9 Uppingham Gardens Leeds



3 Bedroom House £280,000

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9 Uppingham Gardens, Leeds, West Yorkshire, LS12 6FD

GROUND FLOOR:

Hallway:

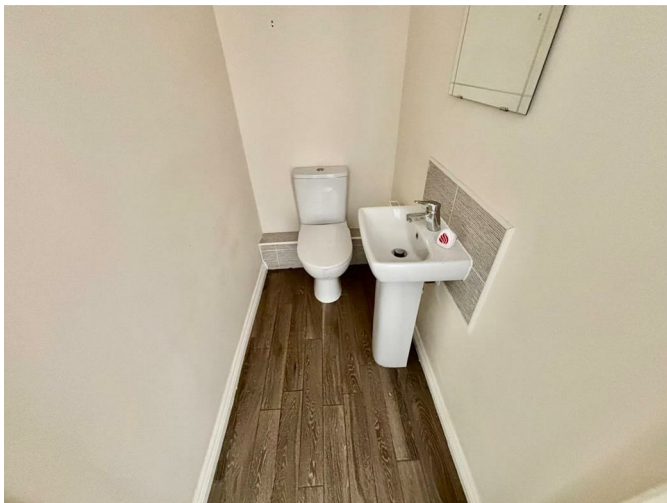
Access via a front entrance door, stairs rising to the first floor

Fitted Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, built under electric oven / grill, gas hob, extractor hood, an inset 1 1/4 bowl stainless steel sink and drainer, plumbing for an automatic washing machine, fridge / freezer

Cloakroom / WC:



A white suite comprising of a low flush WC, wash basin, central heating radiator

Living Room / Dining Area:



Double glazed patio doors opening onto the rear garden, central heating radiator, a versatile room with ample space for living room and dining room furniture

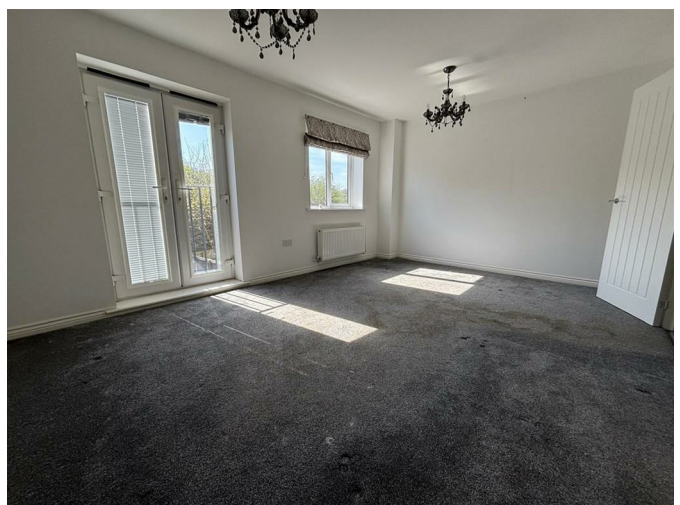
FIRST FLOOR:

Landing:



Access to the first floor accommodation, stairs rising to the second floor, double glazed window

Family Room:



Double glazed window, double glazed French doors opening onto a Juliette balcony, central heating radiator, a versatile room that could be used as a fourth bedroom

Bedroom Three:



Double glazed window, central heating radiator

Master Bedroom:



Double glazed window, central heating radiator

Bathroom / WC:



A modern white suite comprising of a panelled bath, wash basin, low flush WC, central heating radiator

En-suite Shower Room / WC:



A modern white suite comprising of a shower cubicle and shower, low flush WC, wash basin, central heating radiator

SECOND FLOOR:

Landing:

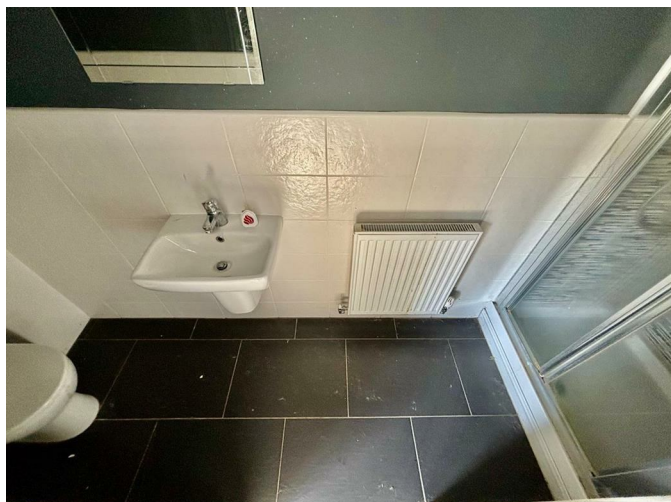
Access to the second floor accommodation, airing / storage cupboard

Bedroom Two:



Double glazed window, central heating radiator

Shower Room / WC:

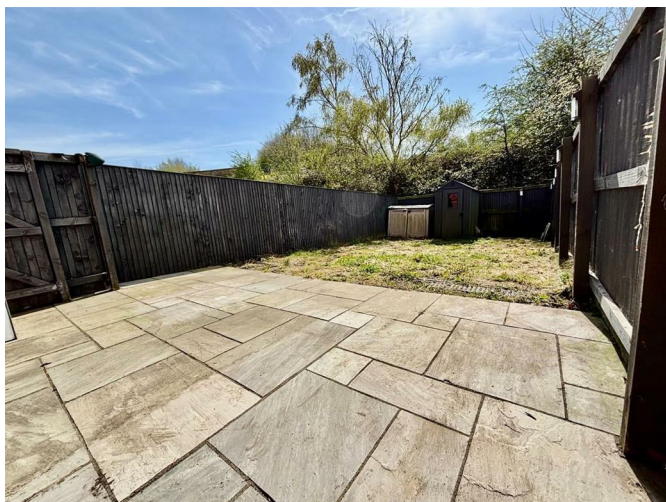


A modern white suite comprising of a shower cubicle and shower, low flush WC, wash basin, central heating radiator

TO THE OUTSIDE:



Gardens:



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

Off Street Parking:

The property benefits from having off street parking

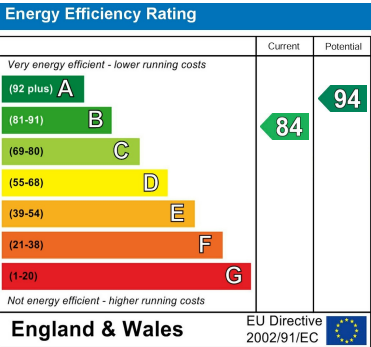
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0156-3812-7457-9793-5301>

Council Tax Band & EPC Rating:

Council Tax Band: D / EPC Rating: B

Energy Efficiency Graph



Floor Plan

