



## 67B Hough Lane Leeds



## 2 Bedroom House - Townhouse £184,995

69 Lower Wortley Road  
Wortley  
Leeds  
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LS12 4SL  
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# 67B Hough Lane, Leeds, LS13 3PS

## GROUND FLOOR:

### Living Room / Dining Area



Access via a part glazed front entrance door, double glazed window, ample space for a range of living & dining room furniture, stairs rising to the first floor, storage cupboard, central heating radiator

### Fitted Kitchen:



Part glazed rear door, double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooker point, work surfaces, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer

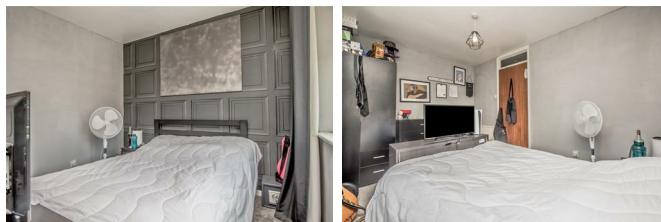
## FIRST FLOOR:

### Landing:



Access to the first floor accommodation, access to a loft space

## Bedroom One:



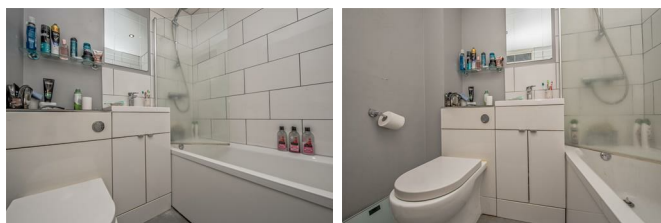
Double glazed window, central heating radiator, a good sized double bedroom

## Bedroom Two:



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

## Bathroom / WC:



A white suite comprising of a panelled bath with a plumbed shower above, low flush WC, wash basin set into a vanity unit, ladder style central heating radiator / towel warmer

## TO THE OUTSIDE:



## Gardens:



To the front there is a low maintenance garden, the rear garden is enclosed & is also low maintenance

## Off Street Parking / Driveway:




To the rear of the property there is a driveway providing useful off street parking for a family sized car

## Council Tax Band & EPC Rating:

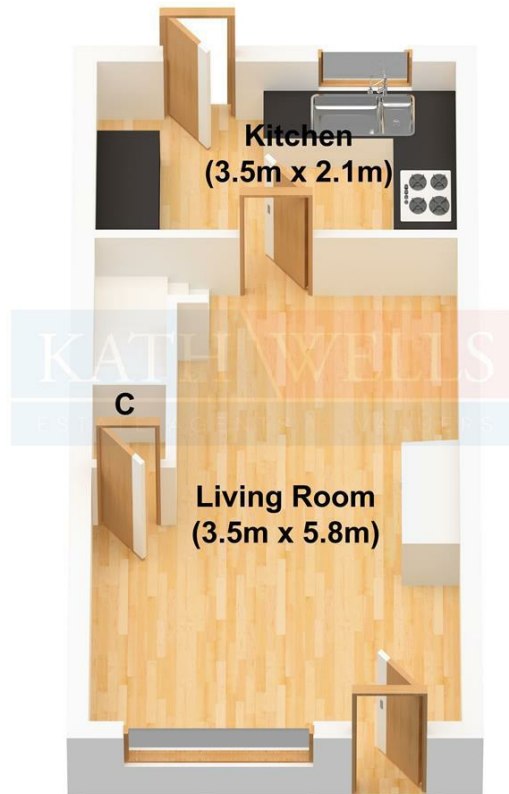
Council Tax Band: A / EPC Rating: C

## EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/6720-0260-0141-4002-0663>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

## Ground Floor



## First Floor

