KATH | WELLS

ESTATE AGENTS & VALUERS

131 Stonebridge Grove
Leeds



3 Bedroom Bungalow - Detached
£195,000

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

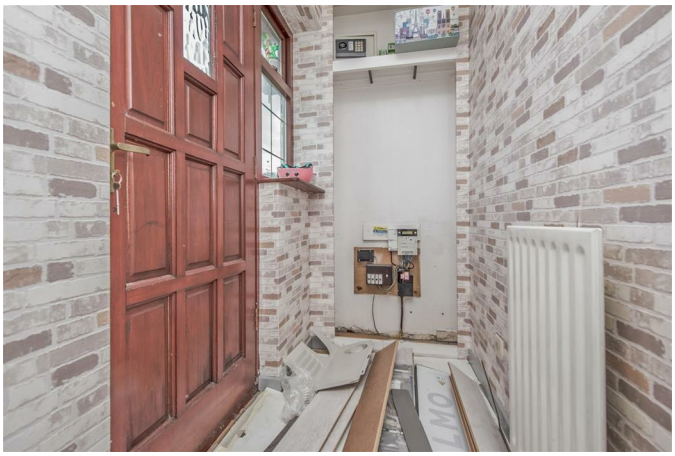
Web Site
www.kathwells.com

email
sales@kathwells.com

131 Stonebridge Grove, Leeds, West Yorkshire, LS12 5AW

GROUND FLOOR:

Entrance Hallway:



Access via a part glazed front entrance door, central heating radiator

Living / Dining Room:




Double glazed window, central heating radiator, television point, ample space for a range of living & dining room furniture

Fitted Kitchen:






Double glazed window, part glazed side door, a range of fitted wall, drawer & base units, work surfaces, electric hob, extractor above, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer

Inner Hallway:

Access to the 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

Bedroom Three:




Double glazed window

Shower Room / WC:



Double glazed window, a suite comprising of a glazed shower cubicle with a plumbed shower above, low flush WC, wash basin

Rear Porch:

Double glazed window to the rear elevation, access to the garden, could be used as a home office

TO THE OUTSIDE:



Gradens:





The front garden is low maintenance and consists of a lawn as well as being fully enclosed. The rear garden has a good sized patio & is also fully enclosed

Off Street Parking / Driveway / Garage:

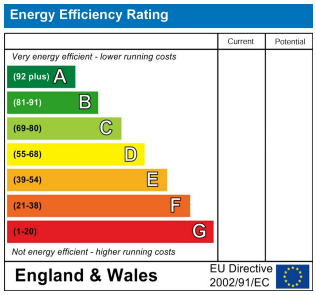
A driveway provides useful off street parking for four cars as well as a single garage which provides useful storage and additional parking

EPC Link:

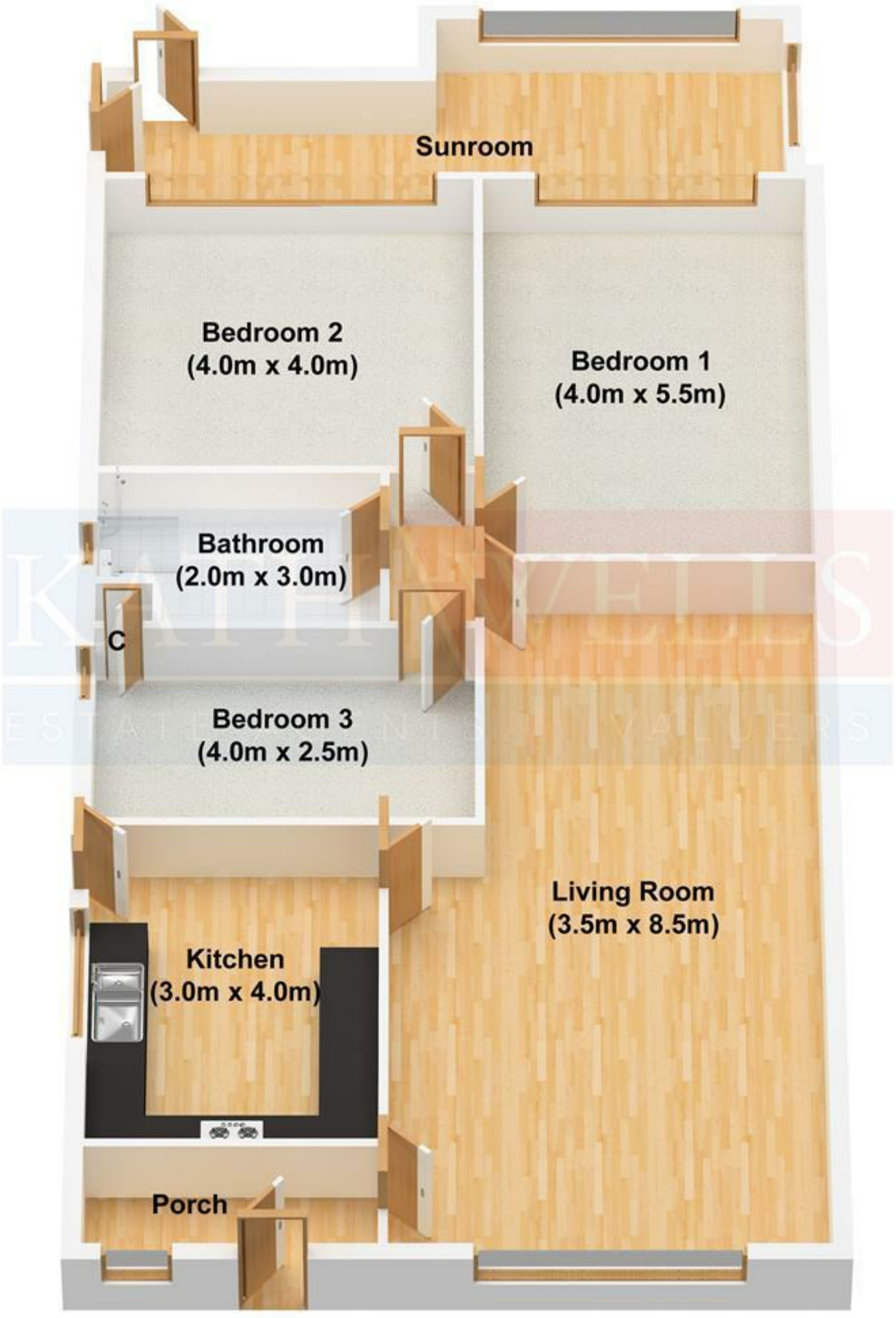
https://find-energy-certificate.service.gov.uk/energy-certificate/0251-0207-0606-0121-2204

Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: E



Floor Plan


Sunroom
Bedroom 2
(4.0m x 4.0m)
Bedroom 1
(4.0m x 5.5m)
Bathroom
(2.0m x 3.0m)
C
Bedroom 3
(4.0m x 2.5m)
Living Room
(3.5m x 8.5m)
Kitchen
(3.0m x 4.0m)
Porch