



## 19 Hardrow Road Leeds



## 2 Bedroom Flat £94,995

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# 19 Hardrow Road, Leeds, West Yorkshire, LS12 4BX

## Communal Entrance:

Stairs rising to the upper floor

## Living / Dining Room:



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

## Fitted Kitchen:

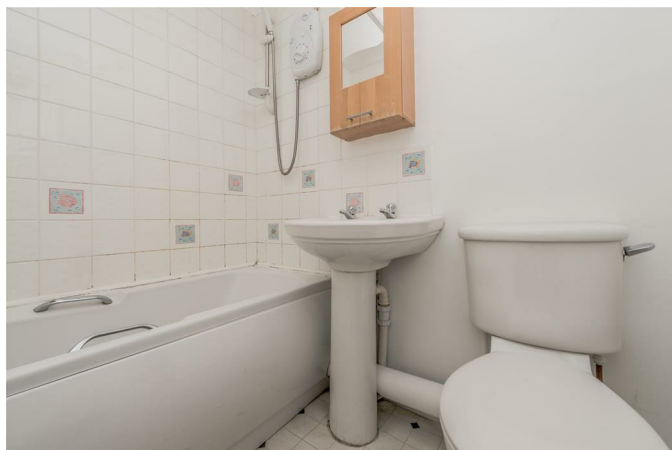


A range of fitted wall, drawer & base units, work surfaces, gas hob, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer

## Inner Hallway:

Access to the rest of the accommodation

## Bathroom / WC:



A white suite comprising of a panelled bath with an electric shower above, low flush WC, wash basin, central heating radiator

## Bedroom One:



Double glazed window, central heating radiator, built in wardrobes

## Bedroom Two:



Double glazed window, central heating radiator

## TO THE OUTSIDE:



## Gardens:


To the front of the property, there is a lawn space

## Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: tba

## EPC Link:

tba

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

Floor Plan

