

18 Roseneath Street Leeds



2 Bedroom House - Back to Back £170,000

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18 Roseneath Street, Wortley, Leeds, West Yorkshire, LS12 4DY

GROUND FLOOR:

Living Room:



Double Glazed window to the front elevation, replastered and redecorated to a high standard, New carpets, central heating radiator, access to New Fitted Kitchen.

Newley Fitted Kitchen:



Double glazed window to front elevation, a range of brand new wall, drawer and base units with Oven and hob, coordinating worksurfaces, space for fridge freezer, plumbing for an automatic washing machine, access to the cellar

Cellar:

Provides a useful storage space

FIRST FLOOR:

Landing:

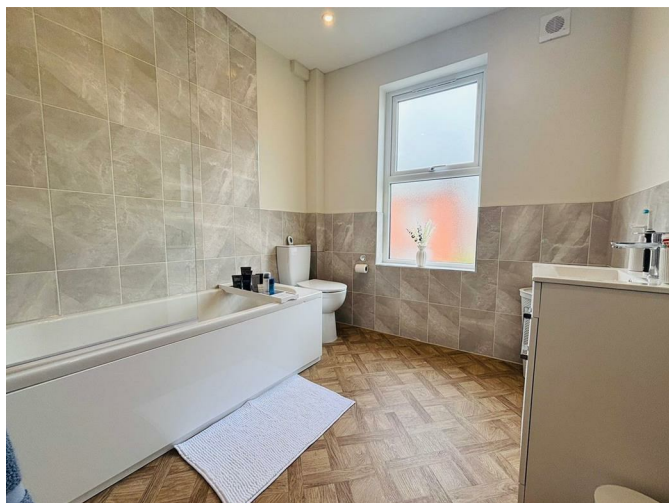
Access to First Floor accommodation, stairs rising to the second floor

Bedroom One:



Double glazed window to front elevation, fully replastered and redecorated to a high standard, new carpets, central heating radiator.

Bathroom / WC:



Double glazed opaque window to the front elevation, a newly fitted bathroom suite comprising of panelled bath with a plumbed shower above, low flush WC, wash basin, ladder style central heating radiator

SECOND FLOOR:

Bedroom Two:



A good size double room, fully replastered and redecorated to a high standard, new carpet, central heating radiator.

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Floor Plan