



12 Leysholme View Leeds



4 Bedroom House - Semi-Detached £280,000

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12 Leysholme View, Wortley, Leeds, West Yorkshire, LS12 4HN

GROUND FLOOR:

Entrance Vestibule:

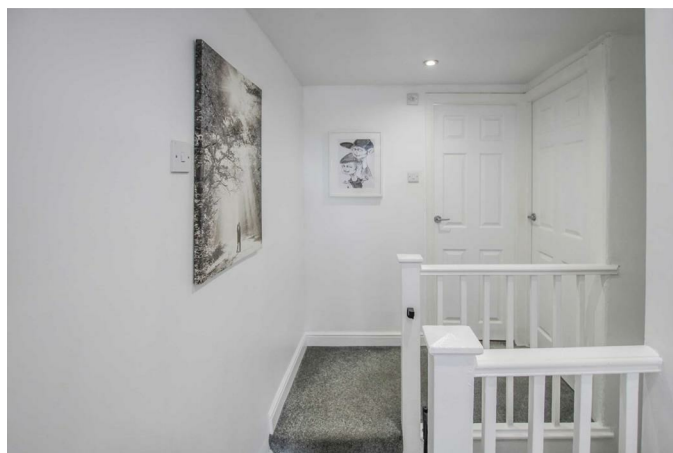
Entrance via a part glazed front entrance door, double glazed window, central heating radiator

Living Room:



Double glazed window, television point, central heating radiator, ample space for living room furniture

Inner Hallway:



Stairs rising to the first floor

Extended Fitted Dining Kitchen:



Double glazed sliding doors opening onto the rear garden, a range of fitted wall, drawer & base units, work surfaces, breakfast bar, an inset sink & drainer, gas hob with an extractor hood above, integral double oven / grill, built in fridge / freezer, ample space for a dining table & chairs, inset ceiling lights, double glazed Velux windows

FIRST FLOOR:

Landing:

Access to first floor accommodation, stairs rising to second floor

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



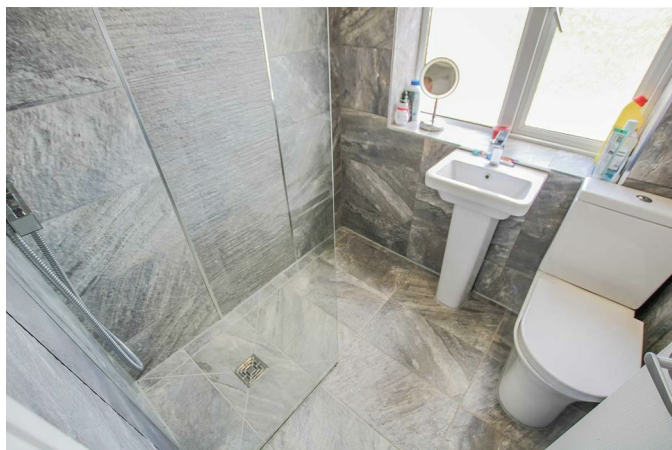
Double glazed window, central heating radiator

Bedroom Four:



Double glazed window, central heating radiator

Family Shower Room / WC:



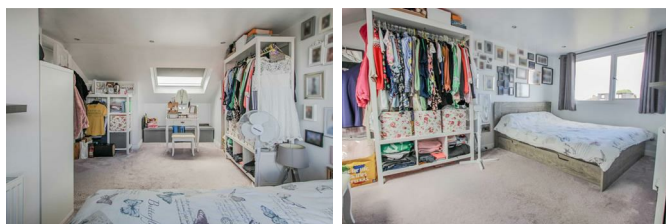
Double glazed window, a modern suite comprising of a walk in shower cubicle with a plumed shower, wash basin, low flush WC, ladder style central heating radiator

SECOND FLOOR:

Landing:

Double glazed window, access to second floor accommodation

Master Bedroom:



Double glazed window, Velux window, central heating radiator

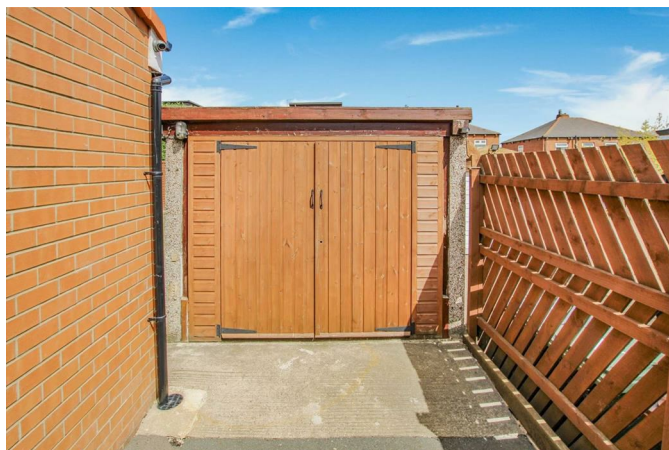
En- Suite Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath, low flush WC, wash basin, ladder style central heating radiator

TO THE OUTSIDE:

Drive / Garage:



Ample off street parking for several cars. A garage / shed provides ample space for storage

Gardens:



To the front there is a lawn and planted beds to the sides. The rear garden is enclosed, mainly laid to lawn and has a paved seating area

EPC LINK:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2850-0007-9207-1812-2200>

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Floor Plan