



20 Blue Hill Crescent Leeds



2 Bedroom House - Semi-Detached £180,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
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Web Site
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20 Blue Hill Crescent, Leeds, LS12 4PB

Landing:

GROUND FLOOR:

Entrance Hallway:

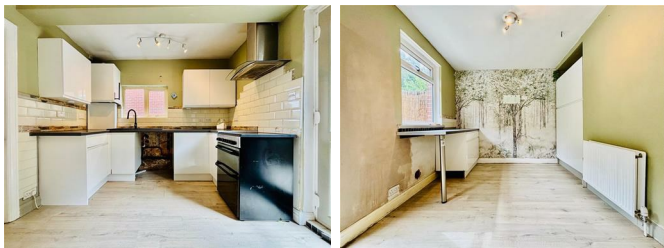
Access via a part glazed front entrance door, stairs rising to the first floor, central heating radiator

Living Room:



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

Fitted Dining Kitchen:



Part glazed rear door giving access to the rear garden, double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooker point with an extractor hood above, an inset sink & drainer, plumbing for an automatic washing machine, space for a fridge / freezer, ample space for a dining table & chairs

FIRST FLOOR:



Double glazed window, access to the first floor accommodation, access to the loft space, central heating radiator

Bedroom One:



Double glazed window, a large storage cupboard, central heating radiator

Bedroom Two:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with a mixer shower above, low flush WC, wash basin, central heating radiator

TO THE OUTSIDE:

Gardens:



The rear has a good sized tiered garden which comprises of a paved & decked patio & is also fully enclosed. The front garden is open and has access to a driveway.

Off Street Parking / Driveway:



A driveway provides useful off street parking for one family sized car

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: C

EPC Link:

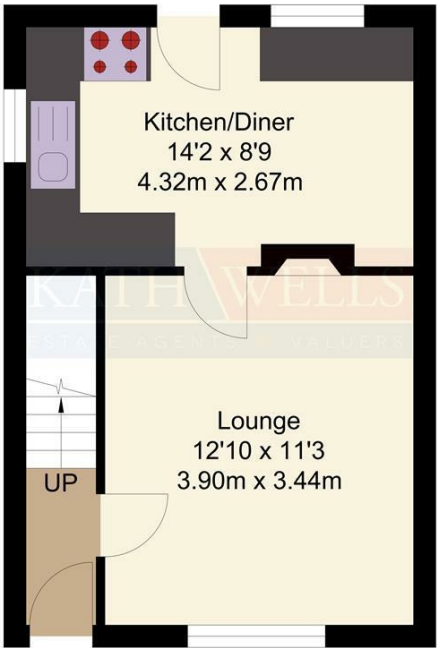
<https://find-energy-certificate.service.gov.uk/energy-certificate/8913-7827-2620-3006-6902>

Anti-Money Laundering (AML) Checks:

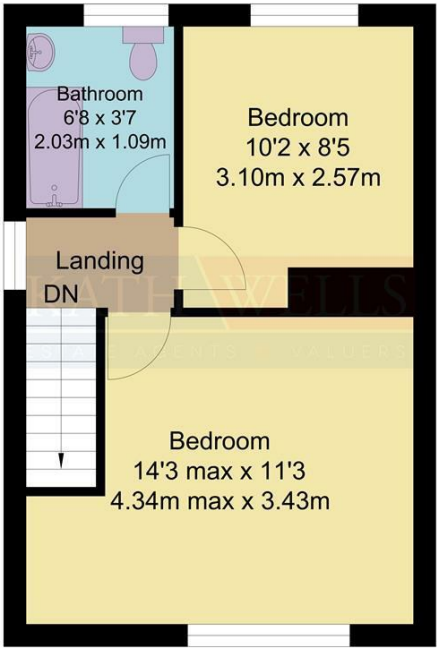
By law, we must carry out Anti-Money Laundering (AML) checks to verify the identity of all buyers once an offer has been accepted. The cost is £35.00 plus VAT (£42.00 total) per buyer, and this fee is payable when your offer is accepted. These checks are a legal requirement for all purchasers.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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



Ground Floor
Approx. 28.81 sqm.
(310.10 sqft.)



First Floor
Approx. 28.81 sqm.
(310.10 sqft.)