

**2 Coverdale Close
Leeds**



**2 Bedroom House - Semi-Detached
£190,000**

69 Lower Wortley Road
Wortley
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2 Coverdale Close, Armley, Leeds, West Yorkshire, LS12 2JP

GROUND FLOOR:

Hallway:



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

Cloakroom / WC:



Double glazed window, a modern white suite comprising of a low flush WC, wash basin, central heating radiator, laminated flooring

Living Room & Dining Area:



Double glazed patio doors opening onto the rear garden, central heating radiator, under-stairs storage cupboard, television point, laminated flooring, ample space for a range of living room & dining room furniture

Fitted Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, built under electric oven / grill, four burner gas hob, extractor hood, an inset stainless steel sink and drainer, space for a fridge / freezer & a tumble dryer, plumbing and space for an automatic washing machine, laminated flooring

FIRST FLOOR:

Landing:

Access to the first floor accommodation and to an insulated loft space

Bedroom One:



Double glazed window, central heating radiator, ample space for a range of bedroom furniture

Bedroom Two:



Double glazed window, central heating radiator, ample space for a range of bedroom furniture

Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a plumbed shower above and a glazed side screen, wash basin, low flush WC, central heating radiator

TO THE OUTSIDE:



Gardens:



The front garden is mainly open plan and laid to lawn. The rear garden is a good size and divided into two areas. Patio doors from the living room open onto the main part of the rear garden which has a paved seating, a lawn with planted beds, and a garden shed. A garden fence with a gate leads to a further garden which benefits from having a decked seating area.

Off Street Parking:

A large driveway provides useful off street parking for several family sized cars.

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0131-5058-2206-6592-6200>

Council Tax Band & EPC Rating:

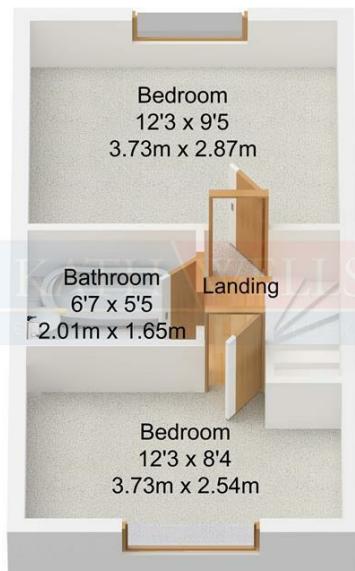
Council Tax Band: B / EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	77	
(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. 28.07 sqm.
(302.14 sqft.)



First Floor
Approx. 28.07 sqm.
(302.14 sqft.)