

2 Stonebridge Avenue Leeds



3 Bedroom House - Semi-Detached £215,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

Web Site
www.kathwells.com

email
sales@kathwells.com

**West Lea, 2 Stonebridge Avenue,
Farnley, Leeds, West Yorkshire, LS12
5AL
GROUND FLOOR:**

Entrance Hallway:

Entrance via a part glazed side entrance door, stairs rising to the first floor accommodation

Living Room:



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

Open Plan Kitchen / Dining Area:

Open plan space comprising of a fitted kitchen and dining area

Fitted Kitchen:



Part glazed rear door giving access to the rear garden, double glazed window, a range of built in wall, drawer & base units, work surfaces, freestanding gas cooking point, inset sink and drainer, plumbing for an automatic washing machine, space for a fridge / freezer

Dining Area:



Ample space for dining room table and chairs, large storage cupboard

FIRST FLOOR:

Landing:

Access to first floor accommodation, access to fully boarded loft

Bedroom One:



Double glazed window, central heating radiator, television point, built in storage cupboards / wardrobes

Bedroom Two:



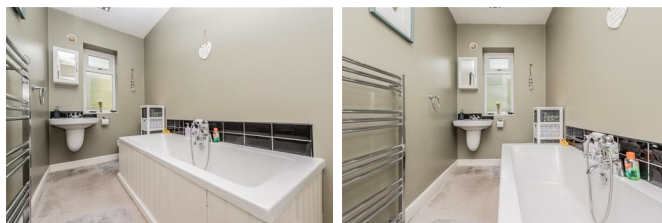
Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath, wash basin, low flush WC, a separate glazed shower cubicle with a plumbed shower, central heating radiator, built in wall storage

TO THE OUTSIDE:



Gardens:



The front garden is enclosed by fencing, laid to lawn and has a driveway providing off street parking for six vehicles. The rear garden is enclosed by fencing and is a good size and has a paved patio, laid to lawn, an outdoor tap and both gardens have outdoor lighting.

Off Street Parking / Driveway / Garage



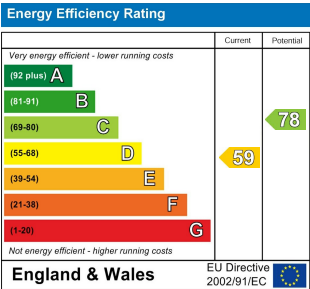
A driveway provides useful off street parking for several family sized cars and access to a large garage with power and parking. The garage also contains a working pit.

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0568-7026-7247-0060-9260>



Floor Plan

Ground Floor



First Floor

