

## 2 Piebridge Way Leeds



### 3 Bedroom House - Semi-Detached £280,000

69 Lower Wortley Road  
Wortley  
Leeds  
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## 2 Piebridge Way, New Farnley, Leeds, West Yorkshire, LS12 6ES

### GROUND FLOOR:

#### Hallway:



Access via a part glazed front entrance door, stairs rising to the first floor accommodation

#### Downstairs WC:



A guest cloakroom / WC, hand wash basin, central heating radiator.

#### Living Room:



A spacious living room with French doors opening onto the rear garden, central heating radiator, modern decor

### Fitted Dining Kitchen:



A well equipped modern fitted kitchen with ample space for a dining table and chairs, a range of fitted wall, drawer & base units, a range of integral kitchen appliances (electric oven / grill, gas hob, dishwasher, automatic washing machine, fridge, freezer)

### FIRST FLOOR:

#### Landing:



Access to the first floor accommodation, large storage cupboard / wardrobe

#### Bedroom One:



Double glazed window, a bright and airy room with an en-suite shower room / WC and fitted wardrobes, central heating radiator,

**En-suite Shower Room / WC:**



A glazed shower cubicle with an electric shower, low flush WC, wash basin, central heating radiator, part tiled

**Bedroom Two:**



A further double bedroom with double glazed window to front elevation, central heating radiator, light decor.

**Bedroom Three:**



A good sized third bedroom, a made to measure single bed' may be included

**Family Bathroom / WC:**



A modern three piece white suite with a shower over the bath, pedestal hand wash basin, low flush WC, part tiled, central heating radiator.

**TO THE OUTSIDE:**

**Gardens:**



An open plan front / side garden. An enclosed rear garden with paved seating areas and a lawn

**Parking:**



Two dedicated parking spaces

**Council Tax Band / EPC Rating:**

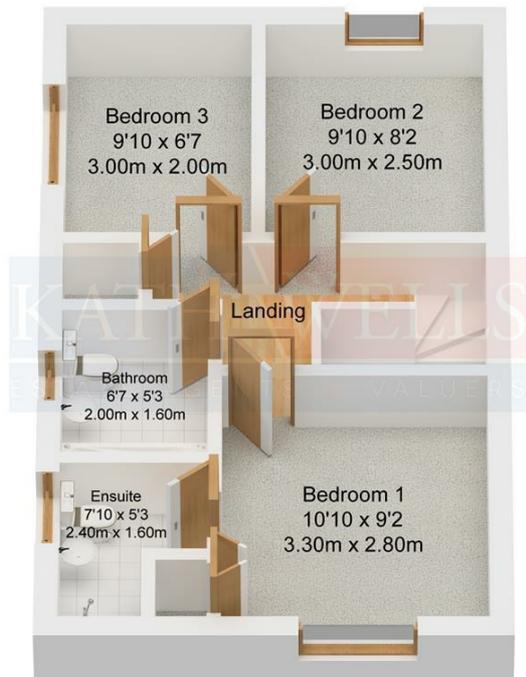
Council Tax Band: B / EPC Rating: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(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. 36.27 sqm.  
(390.40 sqft.)



First Floor  
Approx. 36.27 sqm.  
(390.40 sqft.)