



8 Westover Close Leeds



4 Bedroom House - Townhouse £240,000

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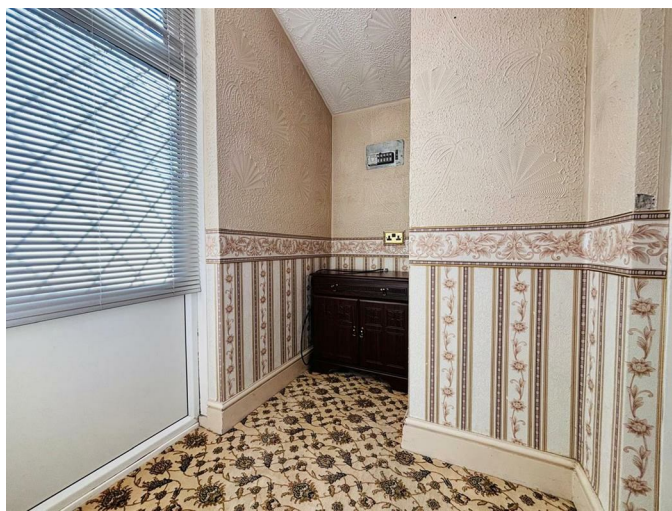
GROUND FLOOR:

Fitted Dining Kitchen:



Access via a part glazed front entrance door, double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas hob with an extractor fan above, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, built in fridge / freezer, ample space for a dining table & chairs

Inner Hallway:



Access to the rear garden via a part glazed external door, stairs rising to the first floor, storage cupboard, central heating radiator

Downstairs WC:



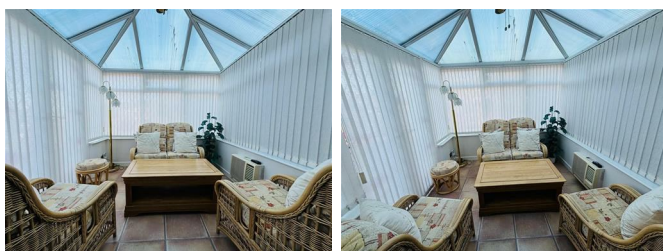
Double glazed window, low flush WC, wash basin

Living Room:



Double glazed sliding door to the conservatory, fire place & hearth with an inset electric fire, television point, central heating radiator

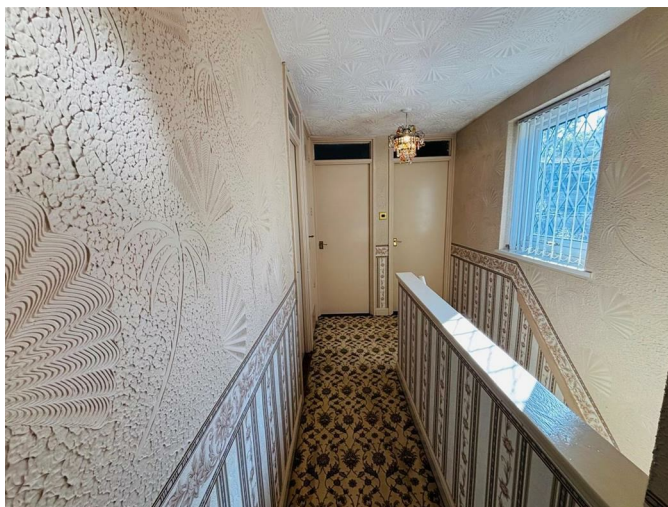
Conservatory:



Double glazed windows, would make an ideal play room / home office

FIRST FLOOR:

Landing:



Double glazed window, access to the first floor accommodation

Bedroom One:



Double glazed window, central heating radiator, a great sized double bedroom

Bedroom Two:



Double glazed window, central heating radiator, a great sized double bedroom

Bedroom Three:



Double glazed window, central heating radiator

Bedroom Four:



Double glazed window, central heating radiator, a large single bedroom

Bathroom / WC:



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

TO THE OUTSIDE:

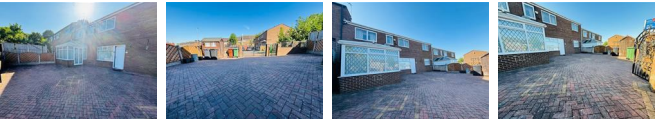


Gardens:



The rear garden is low maintenance & is fully enclosed. The front garden is also low maintenance & mainly dedicated to a large driveway with ample off street parking

Off Street Parking / Driveway:



A driveway provides useful off street parking for four cars

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	75
England & Wales	EU Directive 2002/91/EC	

Floor Plan

Ground Floor



First Floor

