

2 Stonecliffe Green Leeds



3 Bedroom House - End Town House £159,995

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

2 Stonecliffe Green, Farnley, Leeds, West Yorkshire, LS12 5BB

GROUND FLOOR:

Entrance Vestibule / Porch:

Access via a part glazed entrance door, a useful storage area

Entrance Hallway:

Stairs rising to the first floor, a large storage cupboard

Living Room / Dining Area:



Double glazed windows, central heating radiator, television point, ample space for a range of living room furniture and a dining table & chairs

Fitted Kitchen:



Double glazed window, a part glazed external door opening onto the rear garden, a modern range of fitted wall, drawer & base units, work surfaces, an inset steel sink & drainer with a mixer tap, gas hob with an extractor above, built-under electric oven / grill, integral kitchen appliances (fridge / freezer, dishwasher)

Utility Room:



A useful storage area with plumbing for an automatic washing machine, space for a tumble dryer, a range of fitted cabinets, work surface

FIRST FLOOR:

Landing:

Access to first floor accommodation

Bedroom One:



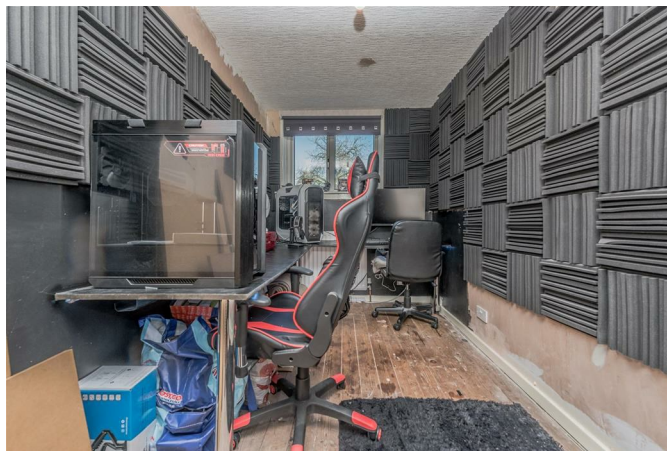
Double glazed window, central heating radiator, built in wardrobe / storage

Bedroom Two:



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

Bedroom Three:



Double glazed window, central heating radiator

Bathroom:



Double glazed window, a white suite comprising of a panelled bath with an electric shower above, wash basin, full tiled walls

Separate WC:



Double glazed window, low flush WC

TO THE OUTSIDE:

Gardens:



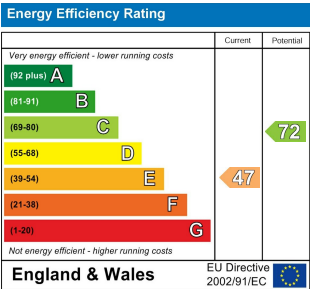
The gardens are enclosed and mainly low maintenance with lawned areas and patio / seating areas

EPC Link:

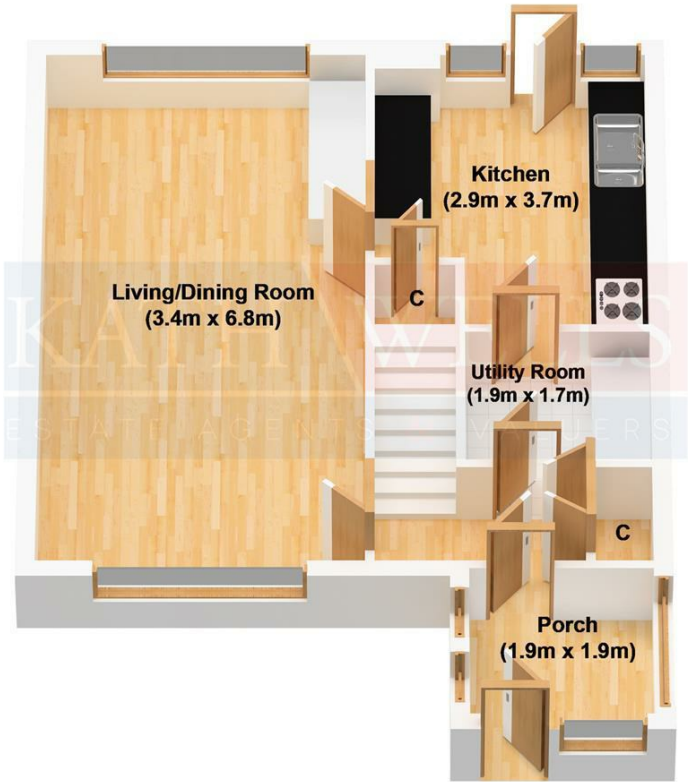
<https://find-energy-certificate.service.gov.uk/energy-certificate/0224-3009-9201-2329-3204>

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: E



Ground Floor



First Floor

