

## **6 St Bartholomews Close Leeds**



**3 Bedroom House - End Town House  
£165,000**

69 Lower Wortley Road  
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# 6 St Bartholomews Close, Leeds, West Yorkshire, LS12 1SQ

## GROUND FLOOR:

### Entrance Hallway:



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

### Living Room:



Double glazed sliding door giving access to the conservatory / sun room, television point, a gas wall mounted fire,

### Dining Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooker point, an inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, ample space for a dining table & chairs, central heating radiator

## Conservatory:



Access to the rear garden via part glazed French doors, ample space for a dining table and chairs or a home office

## TO THE FIRST FLOOR:

### Landing:

Access to the first floor accommodation, access to a loft space, storage cupboard

### Bedroom One:



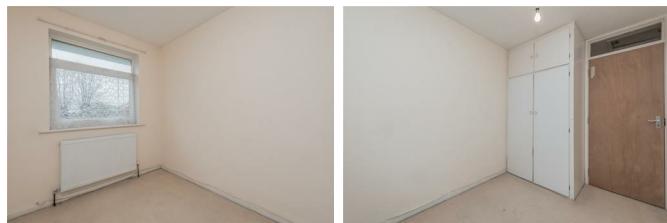
Double glazed window, central heating radiator, built in wardrobe / storage

### Bedroom Two:



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

## Bedroom Three:



Double glazed window, central heating radiator

## Bathroom / WC:



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

## TO THE OUTSIDE:



## Gardens:



The rear garden is a good size, laid to lawn and is fully enclosed by fencing. The front garden is paved and low maintenance and is adjacent to the garage.

## Garage:



Adjacent to the property is a single garage which can be used as parking or a useful space for storage

## EPC / Council Tax Band:

EPC Rating: D / Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(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



### First Floor

