



26 Nancroft Mount Leeds



1 Bedroom House - End Terrace £145,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
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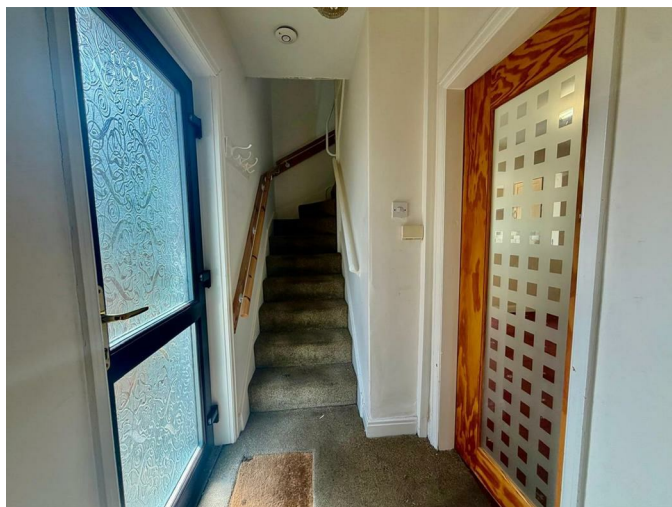
Web Site
www.kathwells.com

email
sales@kathwells.com

26 Nancroft Mount, Leeds, LS12 2DG

GROUND FLOOR:

Hallway:



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

Living Room:



Double glazed window, central heating radiator, gas fire

Dining Room:



Open plan to the kitchen, gas fire

Kitchen:



Two double glazed windows, a part glazed external door, a range of wall, drawer & base units, work surfaces, built under, electric oven / grill, has hob with an extractor above, space for a fridge / freezer, plumbing for an automatic washing machine, an inset stainless steel sink and drainer, storage cupboard

FIRST FLOOR:

Landing:

Access to the first floor accommodation, double glazed window, access to the loft space

Bedroom One:



Double glazed window, central heating radiator, a range of fitted wardrobes and storage

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator

Shower Room / WC:



Double glazed window, a white suite comprising of a glazed shower cubicle with an electric shower, wash basin set into a vanity unit, low flush WC, ladder style central heating radiator

TO THE OUTSIDE:

Gardens:



Gardens to three sides, security gates


Off Street Parking / Driveway:

Wrought iron gates give access to a driveway / off street parking

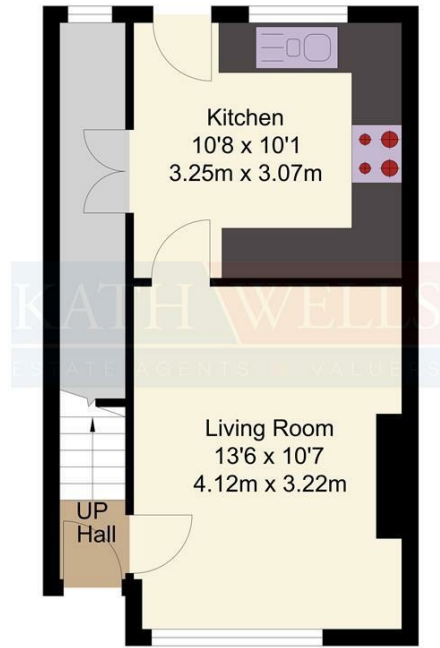
EPC Link:

Council Tax Band & EPC Rating:

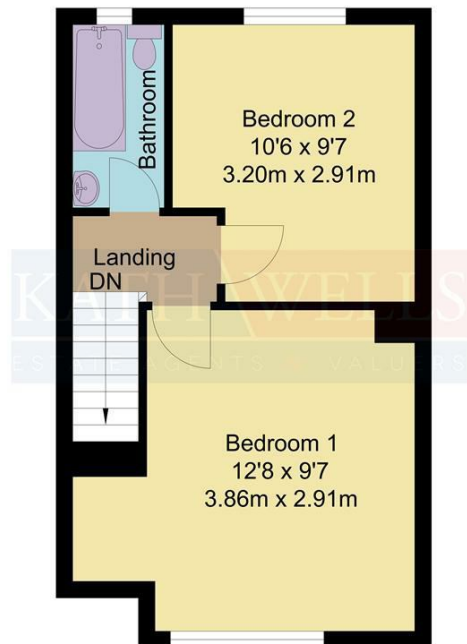
Council Tax Band: A / EPC Rating: tba

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

Floor Plan



Ground Floor
Approx. 29.60 sqm.
(318.61 sqft.)



First Floor
Approx. 29.60 sqm.
(318.61 sqft.)