



2 Leysholme View Leeds



3 Bedroom House - Semi-Detached £215,000

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2 Leysholme View, Wortley, Leeds, West Yorkshire, LS12 4HN

GROUND FLOOR:

Entrance Hallway:

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

Living Room:



Double glazed French doors giving access to the front garden, fire place & hearth, central heating radiator, ample space for a range of living room furniture

Fitted Dining Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas hob, extractor hood above, eye level oven / grill, inset sink & drainer, plumbing for an automatic washing machine, integral fridge / freezer, ample space for a dining table & chairs, storage cupboard

FIRST FLOOR:

Landing:



Access to the first floor accommodation, access to the loft space

Bedroom One:



Double glazed window, central heating radiator, fitted wardrobes, a large double bedroom

Bedroom Two:



Double glazed window, central heating radiator, a good sized bedroom

Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC:



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

TO THE OUTSIDE:

Gardens:



The rear garden is fully enclosed, low maintenance and has a good sized shed with space for outside storage. The front garden is a good size, enclosed & is mainly laid to lawn.

Off Street Parking / Driveway / Single Garage:



A driveway to the front of the property provides useful off street parking for two cars. A single garage provides additional parking as well as another useful outside storage space.

Council Tax Band & EPC Rating:

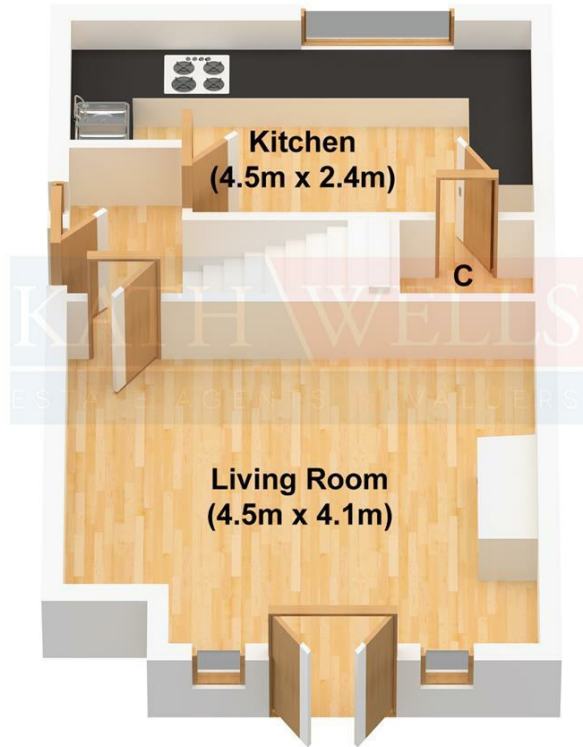
Council Tax Band: B / EPC Rating: tba

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0801-9276-1002-0105-7602>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor

