



## 2 Stonecliffe Green Leeds



### 3 Bedroom House - End Town House £159,995

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## 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:



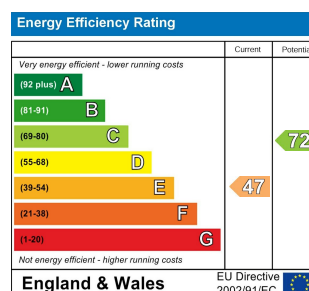
The gardens are enclosed and mainly low maintenance with lawned areas and patio / seating areas

### 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



# Floor Plan

## Ground Floor



## First Floor

