

KATH WELLS

ESTATE AGENTS & VALUERS

23 Moorfield Avenue Leeds



2 Bedroom House - Terraced £90,000

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23 Moorfield Avenue, Leeds, LS12 3RZ

Bedroom One:

GROUND FLOOR:

Living Room:



Access via a front entrance door, double glazed window, gas fire, ample space for living room furniture

Kitchen:



Door to the rear, double glazed window, gas cooker point, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, in need of modernisation, access to the cellar, stairs rising to the first floor

FIRST FLOOR:

Landing:

Access to the first floor accommodation, stairs rising to the second floor



Double glazed window, a good sized double bedroom

Bathroom:



Double glazed window, panelled bath, wash basin, storage cupboard, in need of modernisation

Separate WC:

Low flush WC

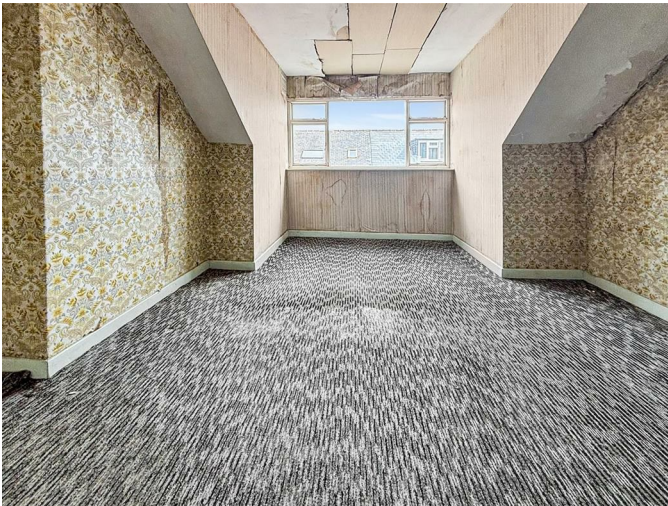
SECOND FLOOR:

Landing / Study Area:



Access to second floor accommodation, an open space which could be used as a home office / study area

Bedroom Two:



Double glazed dormer window, a good sized double bedroom

TO THE OUTSIDE:



Gardens:

The rear garden is in need of work and is over grown. To the front there is a small paved area.

EPC Link:

tba

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: tba

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

Floor Plan