



75 Tong Way Leeds



2 Bedroom House - Semi-Detached £189,995

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

Web Site
www.kathwells.com

email
sales@kathwells.com

75 Tong Way, Farnley, Leeds, West Yorkshire, LS12 5NB

GROUND FLOOR:

Entrance Hallway:



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

Fitted Kitchen:



Double glazed window, part glazed side door, a range of fitted wall, drawer & base units, work surfaces, an electric hob with an extractor hood above, a built under oven / grill, plumbing for an automatic washing machine, sink / drainer, ample space for a fridge / freezer, central heating radiator

Living / Dining Room:



Double glazed window, double glazed French doors to the rear, fire place & hearth, central heating radiator, ample space for a range of living & dining room furniture

FIRST FLOOR:

Landing:

Double glazed window, central heating radiator, access to the first floor accommodation

Bedroom One:



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

Bedroom Two:



Double glazed window, central heating radiator, stairs rising to the second floor

Bathroom / WC:



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

Second Floor:

Occasional Room:



Double glazed Velux window, central heating radiator, a good sized occasional room which could be used as a home office

TO THE OUTSIDE:



Gardens:



The front garden is fully enclosed, low maintenance & has an artificial lawn. The rear garden is a great size and comprises of a decked patio, is fully enclosed and has access to a good sized shed / outhouse

Council Tax Band & EPC Rating:

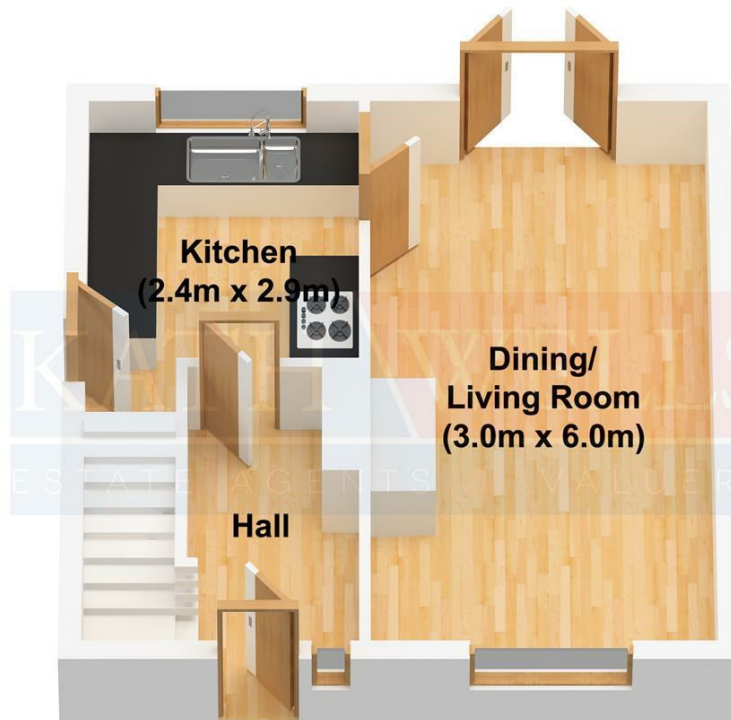
Council Tax Band: A / EPC Rating: C

EPC Link:

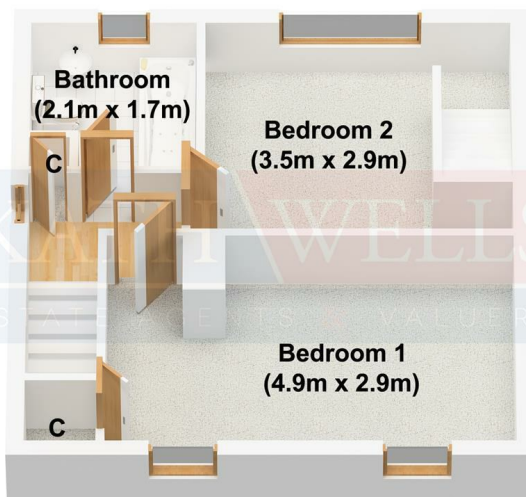
<https://find-energy-certificate.service.gov.uk/energy-certificate/2521-0016-1007-3017-1549>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			83
(69-80) C		71	
(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	

Ground Floor



First Floor



Second Floor

