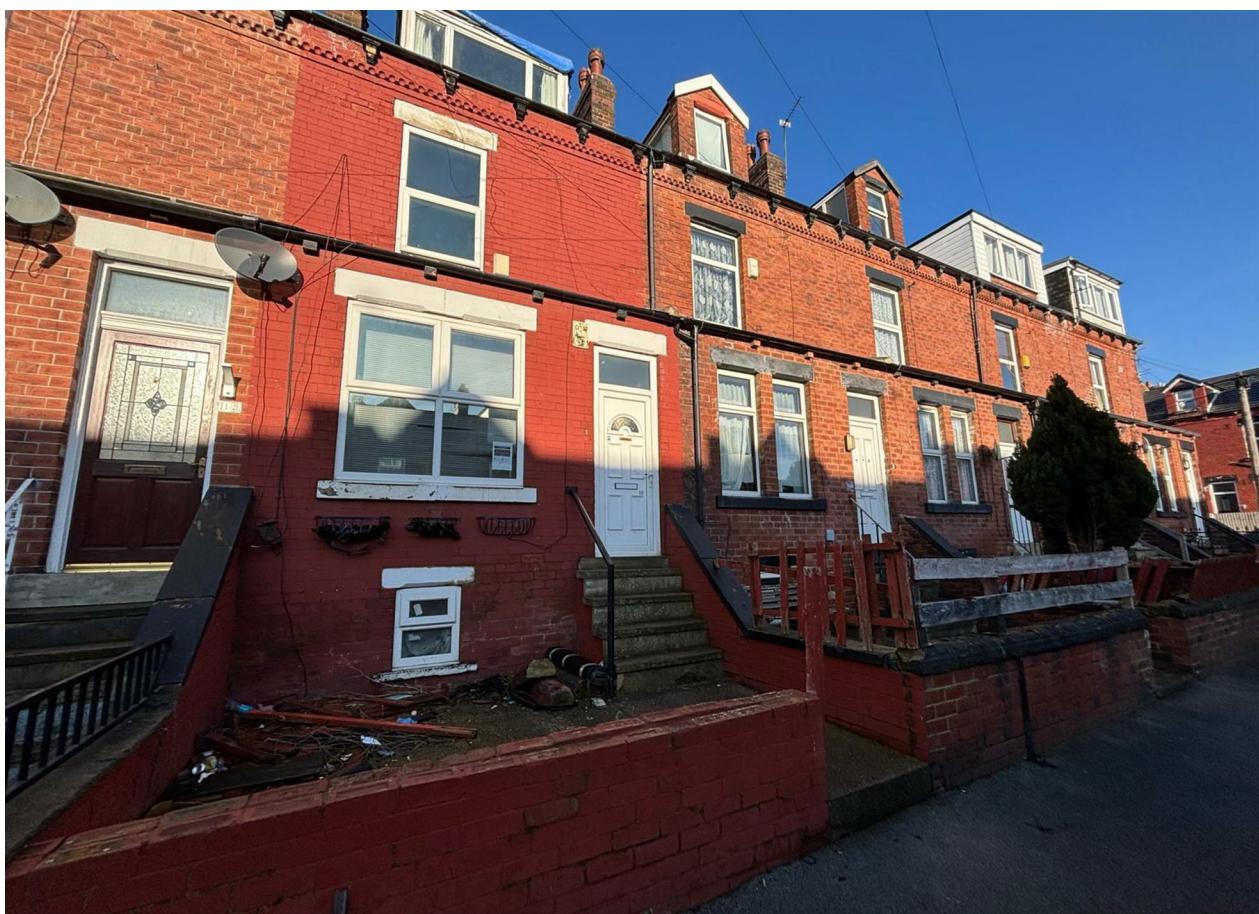


**10 Salisbury Avenue
Leeds**



**4 Bedroom House - Mid Terrace
£129,995**

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

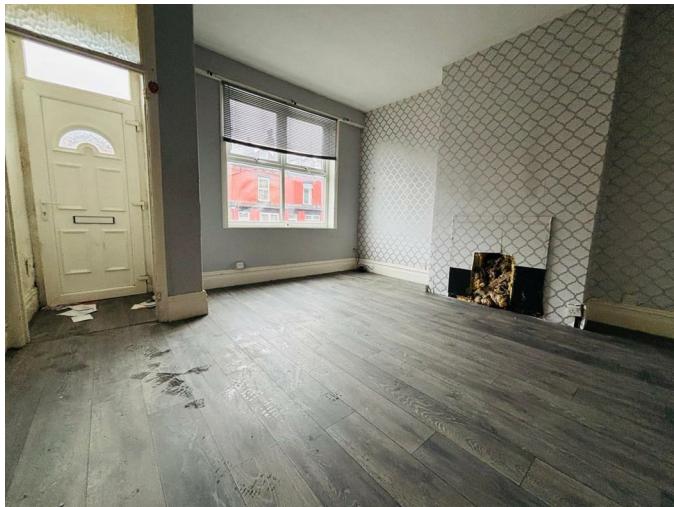
Web Site
www.kathwells.com

email
sales@kathwells.com

10 Salisbury Avenue, Leeds, LS12 2AR

GROUND FLOOR:

Living Room:

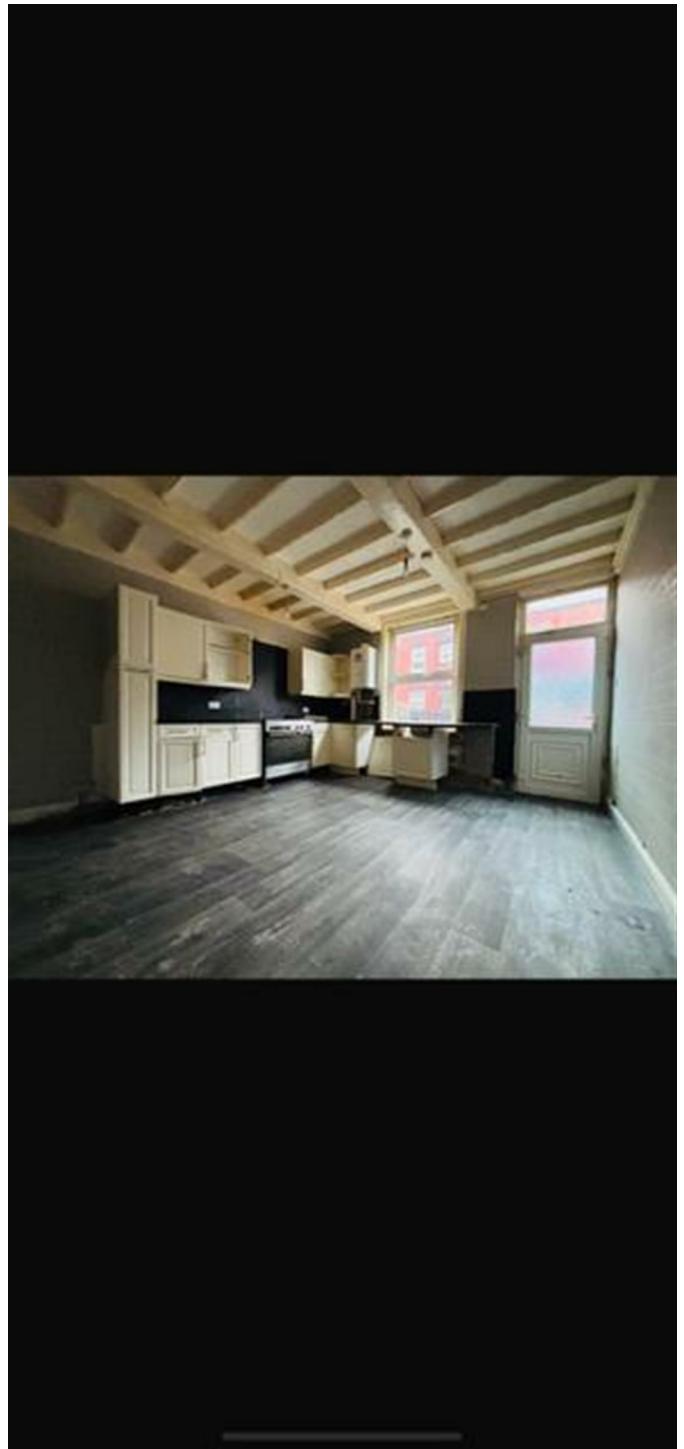


Access via a part glazed front entrance door, double glazed window, central heating radiator, television point, ample space for living room furniture

Inner Hallway:

Stairs rising to the first floor

Dining Kitchen:



Part glazed rear door giving access to the rear garden, double glazed window, wall drawer & base units, work surfaces, electric and gas point, inset sink & drainer, ample space for a fridge / freezer, plumbing for an automatic washing machine, access to the cellar, ample space for a dining table & chairs

Cellars:

There are two dry keeping cellars providing a useful storage space and has a door giving access to the front of the property

FIRST FLOOR:

Landing:

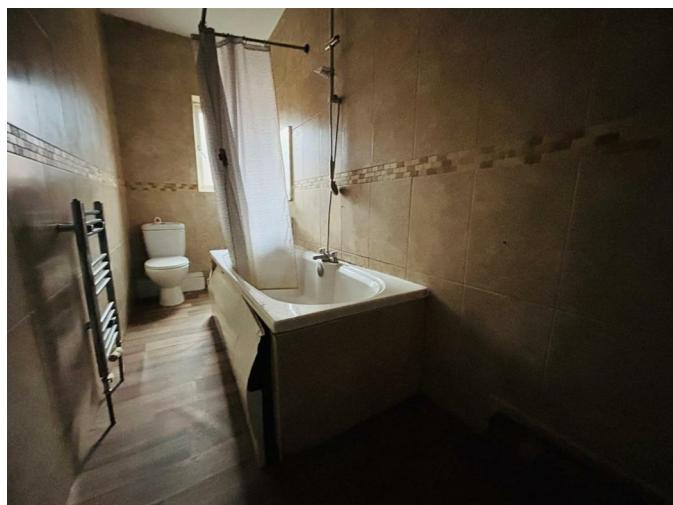
Access to first floor accommodation, stairs rising to the second floor

Bedroom One:

Double glazed window, central heating radiator, ample space for bedroom furniture

Bedroom Two:

Double glazed window, central heating radiator

Bathroom / WC:

Double glazed window, a panelled bath with a plumbed shower above, low flush WC, wash basin, ladder style central heating radiator

SECOND FLOOR:**Landing:**

Access to second floor accommodation

Bedroom Three:

Double glazed window, central heating radiator

Bedroom Four:

Velux window, central heating radiator

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Floor Plan