



8 Westfield Avenue Leeds



3 Bedroom House - Semi-Detached £274,500

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GROUND FLOOR:

Entrance Hallway:



Entrance via a front entrance door, double glazed window, central heating radiator, under stair storage cupboard

Living Room:



Double glazed window, central heating radiator, television point, ample space for a range of living room furniture

Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, freestanding gas cooker with an under oven / grill, extractor fan, sink & drainer, dishwasher, ample space for a fridge / freezer, central heating radiator

Dining Room:



Double glazed window, central heating radiator, ample space for a dining table & chairs

Utility Room:



Double glazed window, plumbing for an automatic washing machine

Rear Porch:

Access to the rear garden via a part glazed rear door, double glazed window

FIRST FLOOR:

Landing:



Access to first floor accommodation, access to a loft space

Bedroom One:



Double glazed window, central heating radiator, built in / fitted wardrobes

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator, a large single bedroom with ample space for bedroom furniture

Bathroom:



Double glazed window, a white suite comprising of a panelled bath with a plumbed shower above, wash basin, ladder style central heating radiator / towel warmer

Separate WC:



Double glazed window, low flush WC

TO THE OUTSIDE:



Gardens:



The front garden is fully enclosed and largely low maintenance, the rear garden is also low maintenance and has access to a garage

Off Street Parking / Driveway:



A driveway to the rear of the property provides useful off street parking to the rear of the property provides additional off street parking.

Council Tax Band & EPC Rating:

Council Tax Band: D / EPC Rating: D

EPC Link:

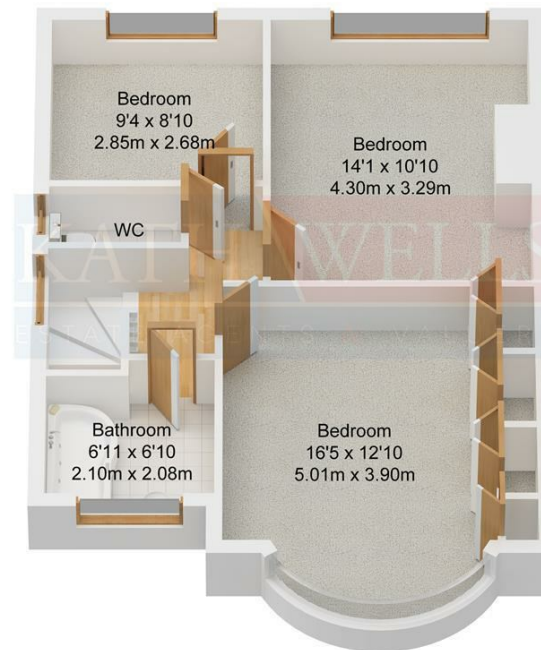
<https://find-energy-certificate.service.gov.uk/energy-certificate/2370-7518-1137-5021-3141>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Plan



Ground Floor
Approx. 56.52 sqm.
(608.37 sqft.)



First Floor
Approx. 50.79 sqm.
(546.69 sqft.)