



5 Walford Road Leeds



3 Bedroom House - Terraced £125,000

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**5 Walford Road, Leeds, West Yorkshire,
LS9 7QT**

Ground Floor:

Entrance Hallway:

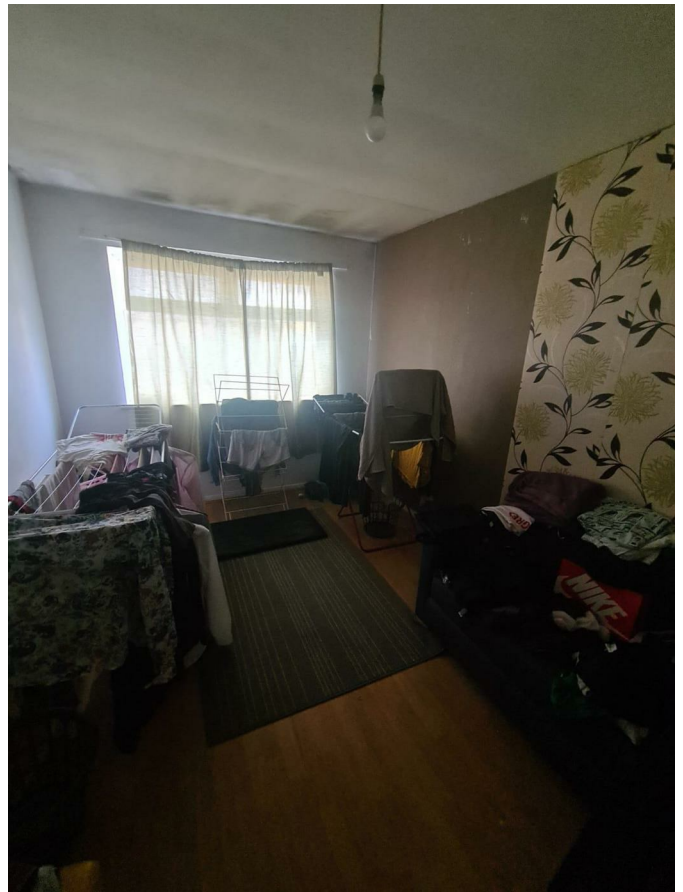
Access via a UPVC front door, under stairs storage cupboard

Living Room:



Double glazed window to the front elevation, laminated wood floor

Dining Room:



Double glazed window to the rear elevation, central heating radiator, laminated wood floor

Fitted Kitchen:



A range of wall, drawer and base units, complimentary work surfaces, tiling to the splashbacks, built in oven, four ring gas hob with extractor fan over, plumbing for a washing machine, stainless steel sink and drainer, central heating radiator, double glazed window to the rear elevation, a half glazed door leading to the rear elevation

Bathroom / WC:

A three piece suite in white comprising of a panelled bath with a shower over, a wash basin and a WC, double glazed opaque window to the rear elevation

First Floor:

Landing:

Access to the lost space

Bedroom One:



Double glazed window to the front elevation, storage cupboard

Bedroom Two:



Double glazed window to the rear elevation, laminate flooring, central heating radiator

Bedroom Three:



Velux window to the rear elevation, central heating radiator, laminate flooring

To The Outside:

Gardens:

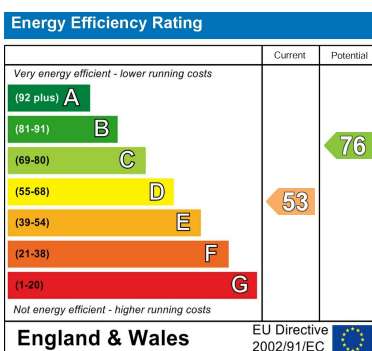


There are gardens to the front and rear elevation

EPC LINK:

[Http://https://find-energy-certificate.service.gov.uk/energy-certificate/9038-5058-6212-9444-7950](http://https://find-energy-certificate.service.gov.uk/energy-certificate/9038-5058-6212-9444-7950)

Energy Efficiency Graph



Floor Plan