

KATH WELLS

ESTATE AGENTS & VALUERS

19 Model Road Leeds



2 Bedroom House £119,995

69 Lower Wortley Road
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19 Model Road, Leeds, LS12 2BN

GROUND FLOOR:

Hallway:

Access via a front entrance door, stairs to the first floor

Living Room:



Double glazed window, central heating radiator, gas fire, laminated flooring

Fitted Kitchen / Dining Room:



Double glazed window, external door giving access to the rear of the property, a range of wall, drawer & base units, work surfaces, stainless steel sink and drainer, gas cooker, fridge / freezer, automatic washing machine, pantry / storage

FIRST FLOOR:

Landing:

Access to the first floor accommodation and to the loft space

Bedroom One:



Double glazed window, central heating radiator, fitted wardrobes

Bedroom Two:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a three piece suite comprising of a panelled bath with an electric shower above, wash basin, low flush WC

TO THE OUTSIDE:

Gardens:




Gardens to the front & rear: the front garden is mainly low maintenance with some planting, the rear garden has planted beds

EPC LINK:

<https://find-energy-certificate.service.gov.uk/energy-certificate/7390-8787-0522-1401-3943>

Council Tax Band & EPC Rating: tba

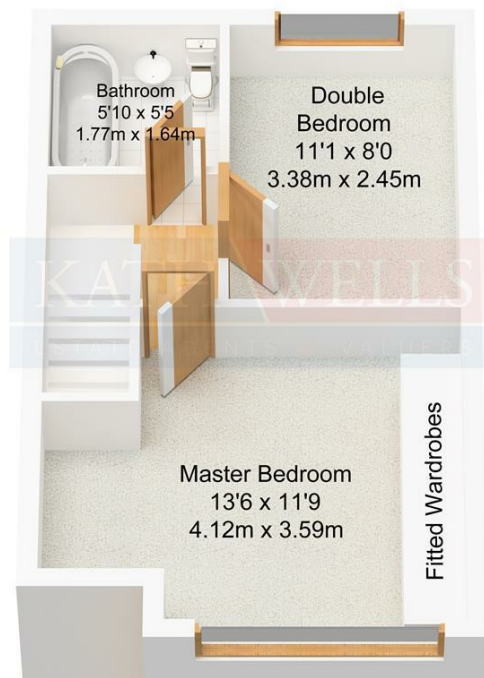
Council tax band: A / EPC rating: tbc

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		65	
(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. 28.90 sqm.
(303.54 sqft.)



First Floor
Approx. 28.90 sqm.
(311.07 sqft.)