

# 7 Westlock Avenue Leeds



# 2 Bedroom House - Mid Terrace £115,000

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# 7 Westlock Avenue, Leeds, LS9 7JT

#### **GROUND FLOOR:**

#### **Living Room:**





A part glazed front entrance door, double glazed window, central heating radiator, stairs rising to the first floor

# **Fitted Dining Kitchen:**



An external door giving access to the rear, double glazed window, a range of wall, drawer & base units, work surfaces, built under electric oven / grill, gas hob with an extractor above, stainless steel 1 1/4 bowl sink and drainer, space for a fridge / freezer, plumbing for an automatic washing machine, space for a dining table and chairs, central heating radiator

#### FIRST FLOOR:

#### **Landing:**

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

#### **Bedroom ONe:**



Double glazed window, central heating radiator

#### Bathroom / WC:





Double glazed window, a modern white suite comprising of a paneled shower bath with a glazed side screen and a plumbed shower above, wash basin, low flush WC, central heating radiator

# **SECOND FLOOR:**

#### **Bedroom Two:**



Double glazed Velux window, central heating radiator

#### TO THE OUTSIDE:

## Rear Yard:



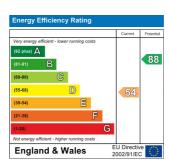
An enclosed rear yard

# **EPC Rating & Council Tax Band:**

EPC Rating: E / Council Tax Band: A

#### **EPC Link:**

https://find-energy-certificate.service.gov.uk/energy-certificate/8502-0262-1122-7627-4203



## Floor Plan