

KATH WELLS

ESTATE AGENTS & VALUERS

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>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Floor Plan