



## 19 Middle Cross Street Leeds



### 3 Bedroom House - Detached £219,995

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# 19 Middle Cross Street, Armley, Leeds, West Yorkshire, LS12 1NR

## GROUND FLOOR:

### Entrance Hall:

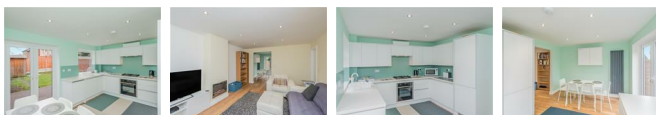
Access via a modern, composite door with small window lights, modern, white upright central heating radiator, contemporary decor complimenting wood effect laminate flooring, double glazed window to the side. Stairs rising to the first floor landing area.

### Living Room:



Having a large, picture window to the front elevation and a central heating radiator, neutral decor theme, chimney breast with electric fire within, modern internal doors.

### Dining Kitchen:



Lovely, light, bright and airy room offering a good size space for communal cooking and dining. There is an extensive range of wall, base and drawer units in white with complimentary washable work surface over, composite sink unit with a mixer tap, gas hob, electric built in oven and extractor hood over. Integrated fridge freezer, integrated washing machine, integrated dish washer, wood effect laminate flooring, double glazed window to the rear and patio doors leading to the enclosed garden to the rear.

## Cloakroom / W.C.



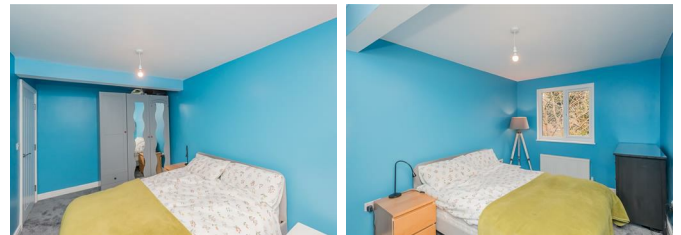
Modern suite comprising a low flush w.c and a wash hand basin set within a vanity unit ideal for storage, marble effect tiling, extractor fan, modern internal door.

## FIRST FLOOR:

### Landing Area:

Window to the side, central heating radiator, access to all rooms and the loft area.

### Bedroom One:



Double glazed window to the front elevation, central heating radiator. Modern decor theme.

### Bedroom Two:



Double glazed window to the rear elevation overlooking the garden area, central heating radiator. Modern blue decor theme.

## Bathroom / W.C:



Offering a lovely, modern and contemporary room with a three piece suit comprising of a low flush w.c and wash hand basin set into a good sized vanity unit offering space for storage, panelled bath with shower over, frosted, double glazed window to the rear elevation, white, marble effect tiling to the walls and the floor with extraction and an IP rated bathroom light fitment.

## SECOND FLOOR:

### Bedroom Three:



Accessed from the landing area leading to this lovely, light, bright and airy spacious third bedroom with a double glazed velux window to the rear, central heating radiator.

## OUTSIDE:

### Drive and Garage:



There is a drive to the front of the property with parking for two cars. A garage offers further storage space.

## Gardens:



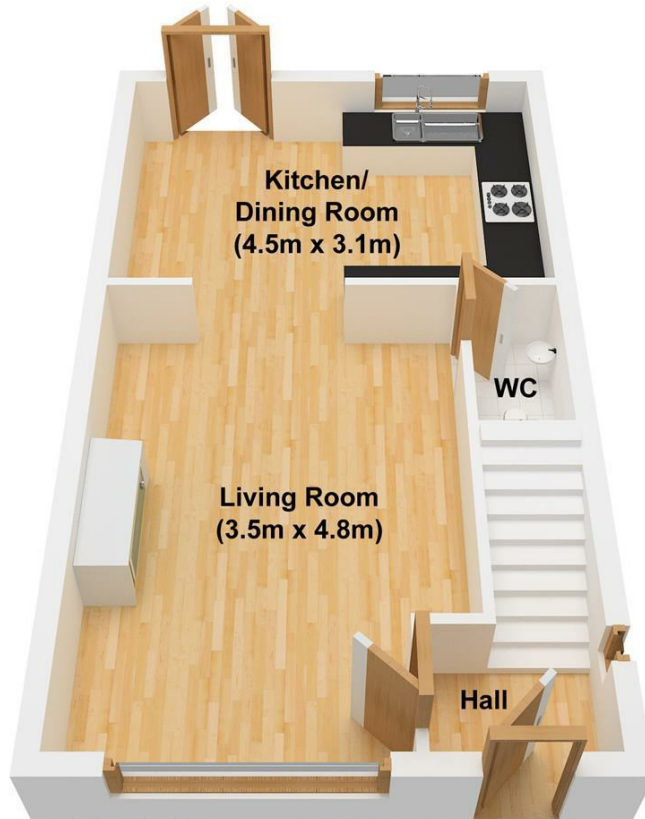
Good size corner plot to the front of the property with a high level fence to the side leading to a private and enclosed garden to the rear with lawn, decking and a garden shed.

### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8720-0243-0161-4001-0453>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>67</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Ground Floor



## First Floor

