



6 Honeybourne Road Leeds



3 Bedroom House - End Town House £249,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

Web Site
www.kathwells.com

email
sales@kathwells.com

6 Honeybourne Road, Leeds, West Yorkshire, LS12 6BP

GROUND FLOOR:

Entrance Hallway:

Access via a part glazed front entrance door, stairs rising to the first floor, central heating radiator

Fitted Dining Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, an inset 1 1/4 bowl sink and drainer, a range of integral kitchen appliances (automatic washing machine / tumble dryer, American style fridge / freezer, dishwasher, electric oven / grill, five burner gas hob, extractor hood), central heating radiator, pelmet lighting, inset ceiling lights, under-stairs storage, ample space for a dining table and chairs

Cloakroom / WC:



A modern white suite comprising of a low flush WC, wash basin, central heating radiator

Living Room:



Double French doors & windows giving access to the rear garden, television point, central heating radiator, ample space for a range of living room furniture

FIRST FLOOR:

Landing:

Access to the first floor accommodation, double glazed window, central heating radiator, stairs rising to the second floor

Bedroom Two:



Double bedroom - double glazed window, central heating radiator, a range of fitted/ built-in wardrobes / storage

Bedroom Three / Study:



Double bedroom - double glazed window, central heating radiator

House Family Bathroom / WC:



A modern white suite comprising of a panelled bath with a glazed side screen and a shower above, low flush WC, wash basin, ladder style central heating radiator / towel warmer, contemporary tiling

SECOND FLOOR:

Landing:

Access to the second floor accommodation, central heating radiator

Master Bedroom Suite:



Double glazed window, a good sized room, a range of fitted wardrobes / storage, central heating radiator, access to the loft space

En-suite Shower Room / WC:



Double glazed Velux window, a modern white suite comprising of a glazed double shower cubicle with an electric shower, low flush WC, wash basin, central heating radiator

TO THE OUTSIDE:



Gardens: Front & Rear:



The front garden is open plan and has low maintenance areas / planted beds. The rear garden is a good size, enclosed by fencing and benefits from having a paved patio / seating area, a lawn, planted beds containing a variety of ornamental shrubs, a garden shed, a bin store (three bins), an external power point, and an outside tap

Parking Spaces:

Two dedicated parking spaces, ample on street parking for visitors

EPC LINK:

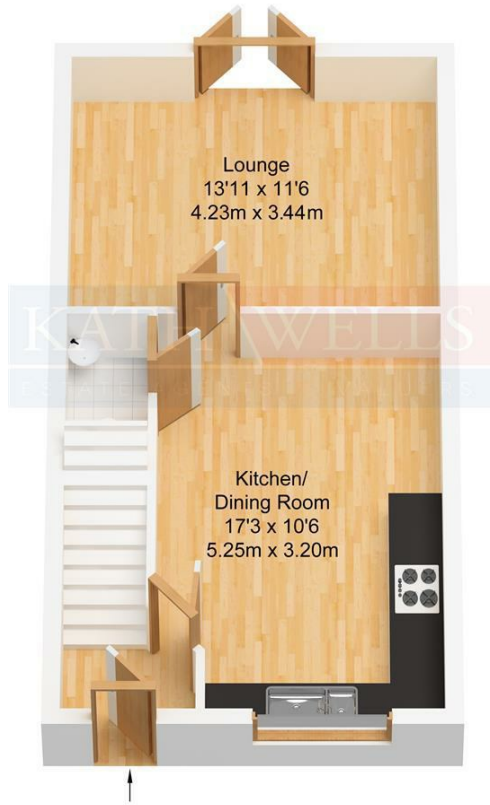
<https://find-energy-certificate.service.gov.uk/energy-certificate/0940-3827-7126-9206-8535>

EPC Rating & Council Tax Band:

EPC Rating: B / Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(55-68) D			
(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. 39.00 sqm.
(421.00 sqft.)



First Floor
Approx. 37.00 sqm.
(402.00 sqft.)



Second Floor
Approx. 26.00 sqm.
(282.00 sqft.)