



197 Stanningley Road Leeds



3 Bedroom House - Semi-Detached £185,000

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197 Stanningley Road, Armley, Leeds, West Yorkshire, LS12 3PL

GROUND FLOOR:

Hallway:

Access via a part glazed front entrance door, stairs rising to the first floor, double glazed window

Living Room:



Double glazed bay window, television point, central heating radiator, a fireplace and hearth with a gas fire, glazed doors through to the dining room

Dining Room:



Double glazed window, central heating radiator, ample space for a dining table and chairs

Fitted Kitchen:



A range of wall, drawer & base units, work surfaces, stainless steel sink and drainer, electric cooker point, space for a fridge / freezer

Side Porch:

A part glazed external door, windows, plumbing for an automatic washing machine

FIRST FLOOR:

Landing:

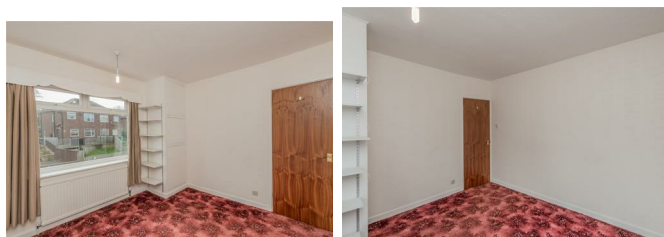
Double glazed window, access to the first floor accommodation, access to a loft space

Bedroom One:



Double glazed window, central heating radiator, a range of fitted wardrobes providing useful storage and hanging space

Bedroom Two:



Double glazed window, central heating radiator, fitted wardrobes

Bedroom Three:



Double glazed window, central heating radiator, storage cupboard

Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with a MIRA electric shower above, wash basin set into a vanity unit, low flush WC, central heating radiator

TO THE OUTSIDE:



Gardens:



The rear garden benefits from having well established planted beds and an outside tap. The front garden has flower beds.

Off Street Parking & Garage:



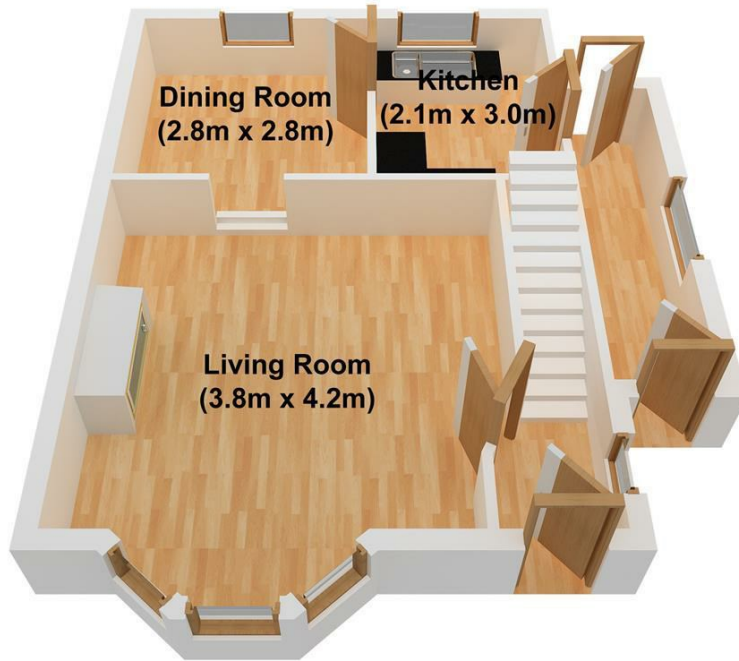
A single garage with an up and over door provides useful off street parking / storage

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2090-1217-9040-0202-6721>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(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	

Ground Floor



First Floor

