



## 470 Stanningley Road Leeds



### 3 Bedroom House - Terraced £155,000

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# 470 Stanningley Road, Bramley, Leeds, West Yorkshire, LS13 3HZ

## GROUND FLOOR:

### Entrance Vestibule:

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

### Living Room:



Double glazed bay window, gas fire, central heating radiator, television point

### Fitted Dining / Breakfast Kitchen:



Double glazed window, external door giving access to the rear garden, a modern range of fitted wall, drawer & base units, work surfaces, gas cooker point, an inset sink and drainer, space for a fridge / freezer, plumbing for an automatic washing machine, laminated flooring, central heating radiator, space for a breakfast table & chairs, large pantry / storage room

## FIRST FLOOR:

### Landing:

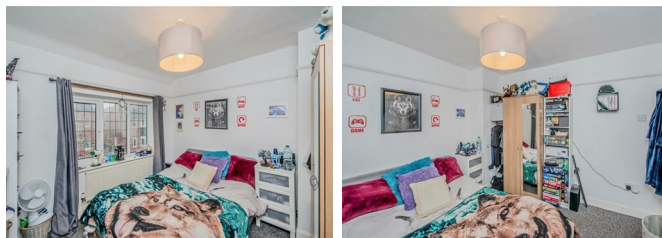
Access to the first floor accommodation and to the loft space

### Bedroom One:



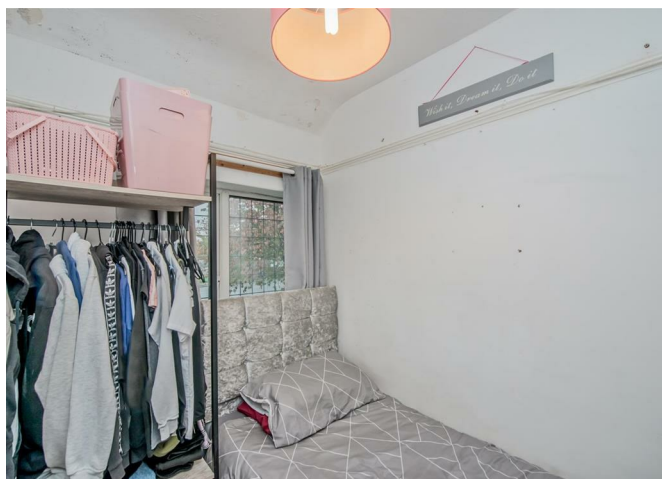
Double glazed window, central heating radiator

### Bedroom Two:



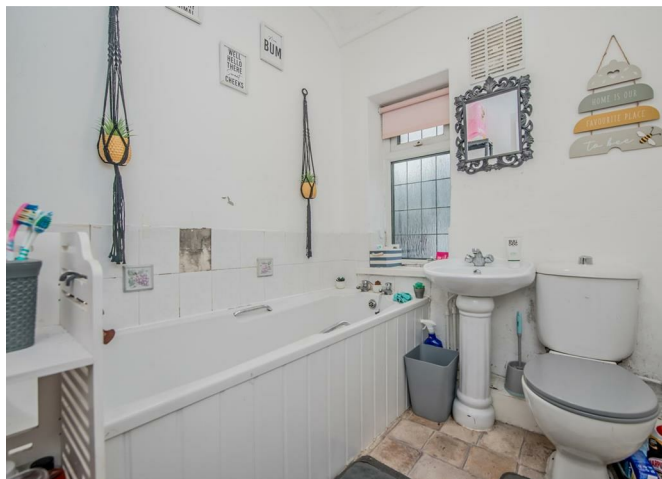
Double glazed window, central heating radiator

### Bedroom Three:



Double glazed window, wall mounted electric heater

### Bathroom / WC:



Double glazed window, a white suite comprising of a bath, wash basin, low flush WC, central heating radiator



## TO THE OUTSIDE:



## Gardens:




To the front there is an enclosed garden which is mainly paved. To the rear there is an enclosed yard area.

## EPC LINK:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8300-7628-6000-3040-0292>

## Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: C

| Energy Efficiency Rating                           |  | Current   | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |  |   |           |
| (92 plus) <b>A</b>                                 |  |   | 89        |
| (81-91) <b>B</b>                                   |  | 74  |           |
| (69-80) <b>C</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

