

KATH WELLS

ESTATE AGENTS & VALUERS

7 Blackpool Grove Leeds



2 Bedroom House - End Terrace £129,995

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7 Blackpool Grove, Wortley, Leeds, West Yorkshire, LS12 5NX

Bedroom One:



A good sized double bedroom with fitted wardrobes, double glazed window, central heating radiator

GROUND FLOOR:

Open Plan living Room:



Access via a part glazed front entrance door, double glazed windows to two aspects, fireplace and hearth with an electric fire, semi open plan to the fitted kitchen, stairs rising to the first floor, central heating radiator

Open Plan Fitted Kitchen:



Double glazed window, semi open plan to the living room, radiator, a range of fitted wall, drawer & base units, work surfaces, breakfast bar, inset stainless steel sink and drainer, gas cooker point, plumbing for an automatic washing machine, space for a fridge / freezer (the cooker, automatic washing machine and fridge / freezer may be included subject to offer), stairs down to the cellars

Cellars:



A useful storage area with power and light

FIRST FLOOR:

Landing:

Access to the first floor accommodation, radiator, stairs rising to the second floor

Shower Room WC:



Double glazed window, radiator a white suite comprising of a low flush WC, wash basin, shower cubicle with a shower

SECOND FLOOR:

Bedroom Two:



A good sized double bedroom, two double glazed window, central heating radiator

Landing / Study Area:

A useful multi-purpose area with space for a desk or storage

TO THE OUTSIDE:

Gardens:




An enclosed front garden

EPC LINK:

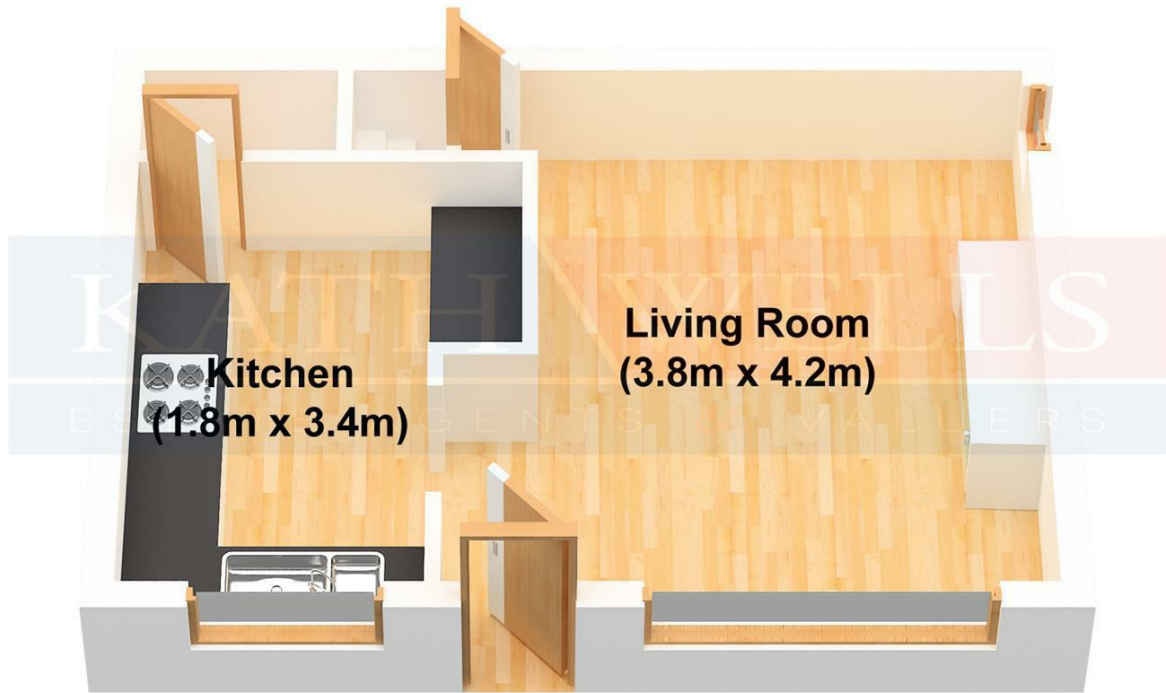
<https://find-energy-certificate.service.gov.uk/energy-certificate/2020-8201-2040-2206-3725>

Council Tax Band & EPC Rating:

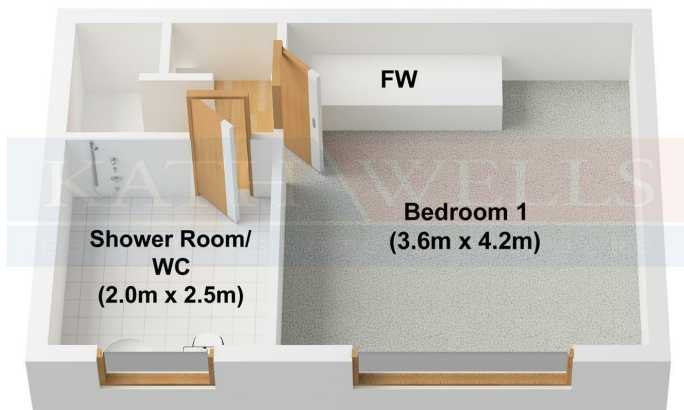
Council Tax Band: A / EPC Rating: E

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

Ground Floor



First Floor



Second Floor

