

## 10 Aston Street Leeds



## 3 Bedroom House - Townhouse £169,995

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# 10 Aston Street, Bramley, Leeds, West Yorkshire, LS13 2BJ

## GROUND FLOOR:

### Entrance Hall:

Partially glazed double glazed external door to the front, central heating radiator, laminated flooring.

### Living Room:



Double glazed bay window to the front elevation overlooking the garden and steps, central heating radiator, recessed to both sides of the chimney breast, wood effect laminate flooring.

### Dining Kitchen



Double glazed window to the rear, double glazed external door to the rear, range of wall, base and drawer units with complimentary work surface over, splash back tiling, stainless steel sink unit with mixer taps, combination boiler providing hot water and central heating which is serviced annually.

## FIRST FLOOR:

### Landing:

Access to all rooms and access to the loft.

### Bedroom One:

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

### Bedroom Two:



Double glazed window to the rear elevation, central heating radiator.

### Bedroom Three:



Double glazed window to the front, central heating radiator, decorative picture rail.

### Bathroom:



Frosted double glazed window to the rear, central heating radiator, three piece suite comprising low flush w.c, pedestal wash hand basin and panelled bath with an electric shower over, fully tiled to all walls.

## TO THE OUTSIDE



Low level boundary brick wall to the front retaining a tiered garden with steps rising to the front door. To the rear is an enclosed, pet and child friendly enclosed yard area, low maintenance ideal for sunbathing and potted plants.

### Gardens:



Low level boundary brick wall to the front retaining a tiered garden with steps rising to the front door. To the rear is an enclosed, pet and child friendly enclosed yard area, low maintenance ideal for sunbathing and potted plants.

### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2000-9501-9070-6203-0721>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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	

## Floor Plan



**GROUND FLOOR**



**FIRST FLOOR**