



## 8 Roseneath Terrace Leeds



### 3 Bedroom House - Back to Back £115,000

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

**Web Site**  
[www.kathwells.com](http://www.kathwells.com)

**email**  
[sales@kathwells.com](mailto:sales@kathwells.com)

# **8 Roseneath Terrace, Wortley, Leeds, West Yorkshire, LS12 4DZ**

## **GROUND FLOOR:**

### **Living Room:**

Access via a front entrance door, double glazed window, television point, laminated flooring, fireplace with an electric fire, central heating radiator, stairs to the first floor

### **Kitchen:**

Double glazed window, wall, drawer & base units, work surfaces, stainless steel sink and drainer, plumbing for an automatic washing machine, electric oven, gas hob, access to the cellars

### **Basement / Cellar:**

A useful storage area

## **FIRST FLOOR:**

### **Landing:**

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

### **Bedroom Two:**

Double glazed window, central heating radiator

### **Bedroom Three:**

Double glazed window, central heating radiator

### **Bathroom / WC:**

Double glazed window, a white suite comprising of a panelled bath with a plumbed shower above, wash basin, low flush WC, central heating radiator

## **SECOND FLOOR:**

### **Bedroom One:**

Double glazed window to the gable end, central heating radiator, storage to the eaves

## **TO THE OUTSIDE:**

### **Gardens:**

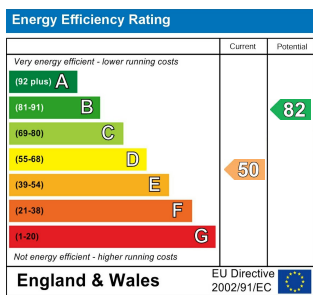
A small garden frontage with a hedge border

### **EPC Link:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/2488-7062-6244-5176-9910>

### **Council Tax Band & EPC Rating:**

Council Tax Band: A / EPC Rating: E



## Floor Plan