



85b Coal Hill Lane Leeds



2 Bedroom Bungalow - Detached £285,000

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85b Coal Hill Lane, Rodley, Leeds, West Yorkshire, LS13 1DD

GROUND FLOOR:

Hallway:

Access via a side entrance door, access to the ground floor accommodation

Living Room:



Double glazed window, central heating radiator, television point, a fire surround and hearth with an electric fire, laminated flooring, double internal doors through to the conservatory

Fitted Dining / Breakfast Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, an inset stainless steel sink and drainer, electric double oven / grill, gas hob with an extractor above, plumbing for an automatic washing machine and a dishwasher, space for a fridge / freezer, central heating radiator, space for a dining / breakfast table and chairs. The vendor is wanting to sell the fridge / freezer, microwave, and dishwasher (could be included in the sale price subject to offer or by separate negotiation)

Conservatory:



A double glazed conservatory with a dwarf wall, double glazed doors opening onto the rear garden, wall mounted electric heater

Bedroom One:



Double glazed window, central heating radiator, a range of fitted bedroom furniture / wardrobes

Bedroom Two:



Double glazed window, central heating radiator

Bathroom / WC:



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

TO THE OUTSIDE:



Gardens:



The rear garden is mainly paved with some planting to the borders. The front garden has some planting

Off Street Parking / Driveway / Garage:



A long driveway provides access to the property and to hard-standing / parking to the front and a single detached garage with power and light

EPC LINK:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2720-2294-0074-6095-0473>

Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: C

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | 70 | |
| (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

