



28 Swallow Mount Leeds



1 Bedroom House - End Terrace £109,995

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

Web Site
www.kathwells.com

email
sales@kathwells.com

28 Swallow Mount, Wortley, Leeds, West Yorkshire, LS12 4RE

GROUND FLOOR:

Living Room:



Access via a front entrance door, double glazed window, a fireplace and hearth with a log burning stove, stairs to the first floor, central heating radiator

Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooker point, an inset stainless steel sink and drainer, plumbing for an automatic washing machine, space for a fridge / freezer, access to the cellars

Cellars:



A useful storage area which is currently used as a home office

FIRST FLOOR:

Landing:

Access to the first floor accommodation

Double Bedroom:



Double glazed window, a good sized double bedroom with ample space for a range of bedroom furniture

Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a shower above, a wash basin, and a low flush WC

TO THE OUTSIDE:



This property benefits from having a small garden frontage

Garden:




This property benefits from having a small garden frontage

Council Tax Band & EPC Rating:

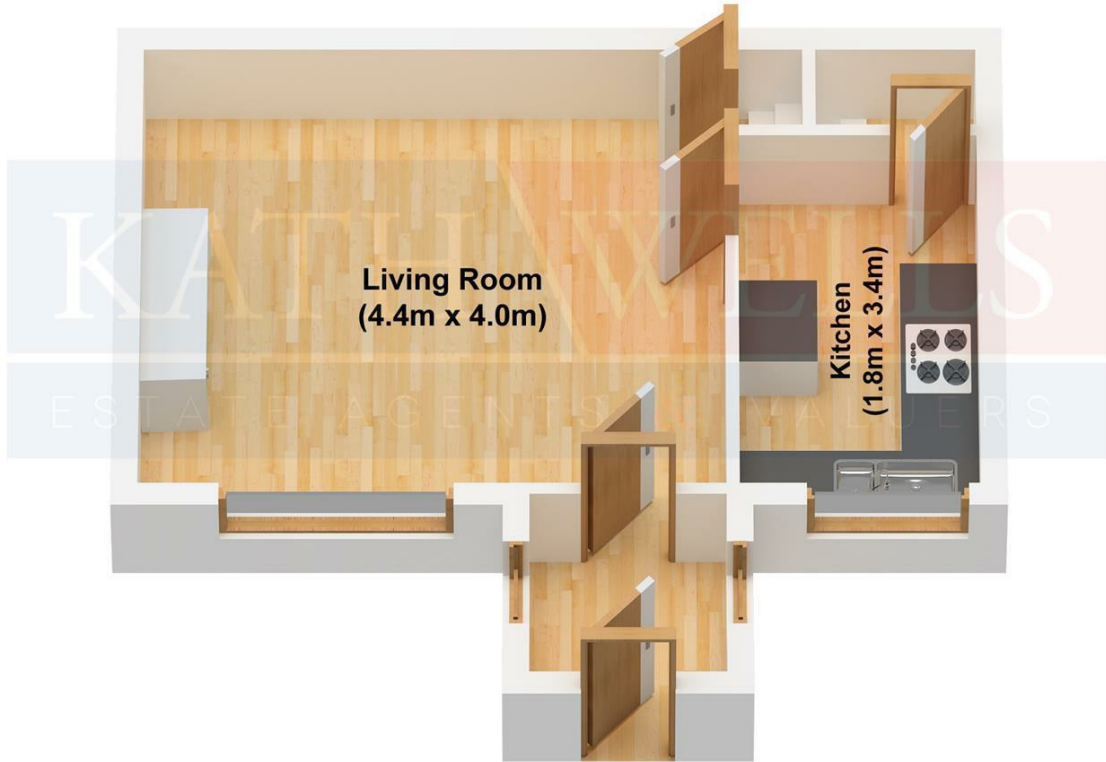
Council Tax Band: A / EPC Rating: D

EPC Link:

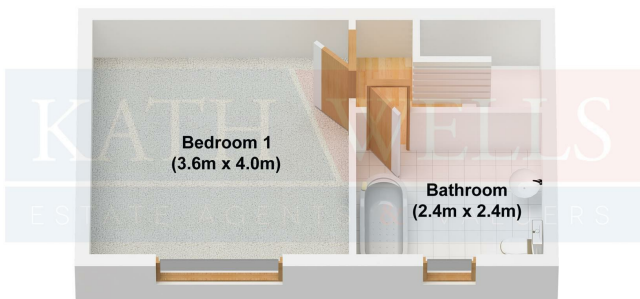
<https://find-energy-certificate.service.gov.uk/energy-certificate/2000-1229-4040-7296-1795>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C		67	
(55-68) D			
(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



Lower Ground Floor

