



23 Moorfield Avenue Leeds



2 Bedroom House - Terraced £90,000

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

23 Moorfield Avenue, Leeds, LS12 3RZ

GROUND FLOOR:

Living Room:



Access via a front entrance door, double glazed window, gas fire, ample space for living room furniture

Kitchen:



Door to the rear, double glazed window, gas cooker point, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, in need of modernisation, access to the cellar, stairs rising to the first floor

FIRST FLOOR:

Landing:

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

Bedroom One:



Double glazed window, a good sized double bedroom

Bathroom:



Double glazed window, panelled bath, wash basin, storage cupboard, in need of modernisation

Separate WC:

Low flush WC

SECOND FLOOR:

Landing / Study Area:



Access to second floor accommodation, an open space which could be used as a home office / study area

Bedroom Two:



Double glazed dormer window, a good sized double bedroom

TO THE OUTSIDE:



Gardens:

The rear garden is in need of work and is over grown. To the front there is a small paved area.

EPC Link:

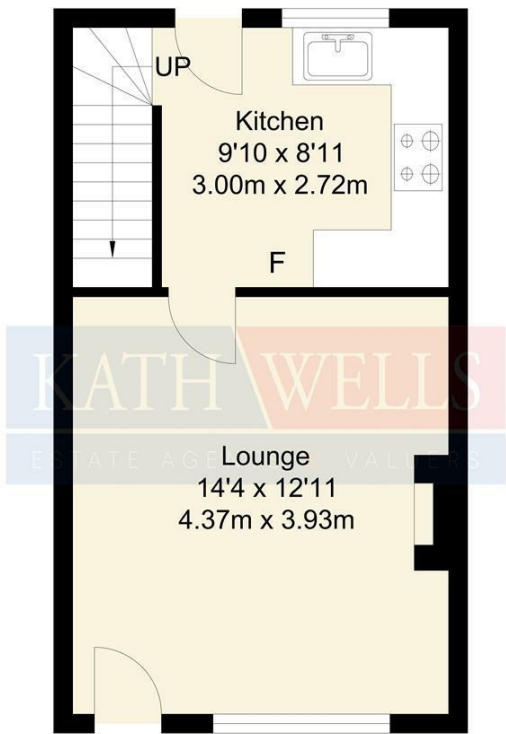
tba

Council Tax Band & EPC Rating:

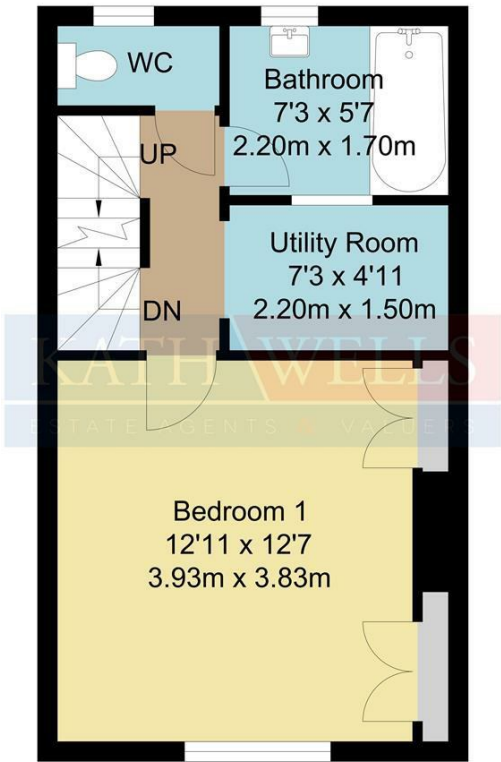
Council Tax Band: A / EPC Rating: tba

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

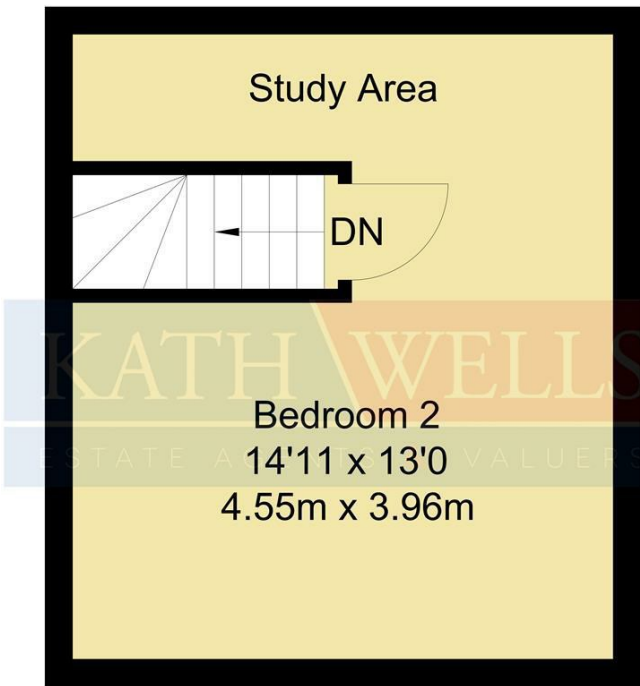
Floor Plan



Ground Floor
Approx. 27.50 sqm.
(296.00 sqft.)



First Floor
Approx. 27.50 sqm.
(296.00 sqft.)



Second Floor
Approx. 17.90 sqm.
(192.00 sqft.)