



## 197 Stanningley Road Leeds



### 3 Bedroom House - Semi-Detached £185,000

69 Lower Wortley Road  
Wortley  
Leeds  
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# 197 Stanningley Road, Armley, Leeds, West Yorkshire, LS12 3PL

## GROUND FLOOR:

### Hallway:

Access via a part glazed front entrance door, stairs rising to the first floor, double glazed window

### Living Room:



Double glazed bay window, television point, central heating radiator, a fireplace and hearth with a gas fire, glazed doors through to the dining room

### Dining Room:



Double glazed window, central heating radiator, ample space for a dining table and chairs

### Fitted Kitchen:



A range of wall, drawer & base units, work surfaces, stainless steel sink and drainer, electric cooker point, space for a fridge / freezer

### Side Porch:

A part glazed external door, windows, plumbing for an automatic washing machine

## FIRST FLOOR:

### Landing:

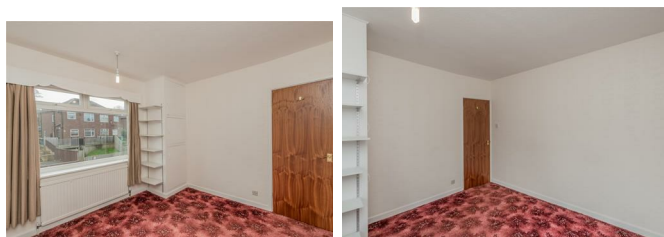
Double glazed window, access to the first floor accommodation, access to a loft space

### Bedroom One:



Double glazed window, central heating radiator, a range of fitted wardrobes providing useful storage and hanging space

### Bedroom Two:



Double glazed window, central heating radiator, fitted wardrobes

### Bedroom Three:



Double glazed window, central heating radiator, storage cupboard

### Bathroom / WC:



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

### TO THE OUTSIDE:



### Gardens:



The rear garden benefits from having well established planted beds and an outside tap. The front garden has flower beds.

### Off Street Parking & Garage:



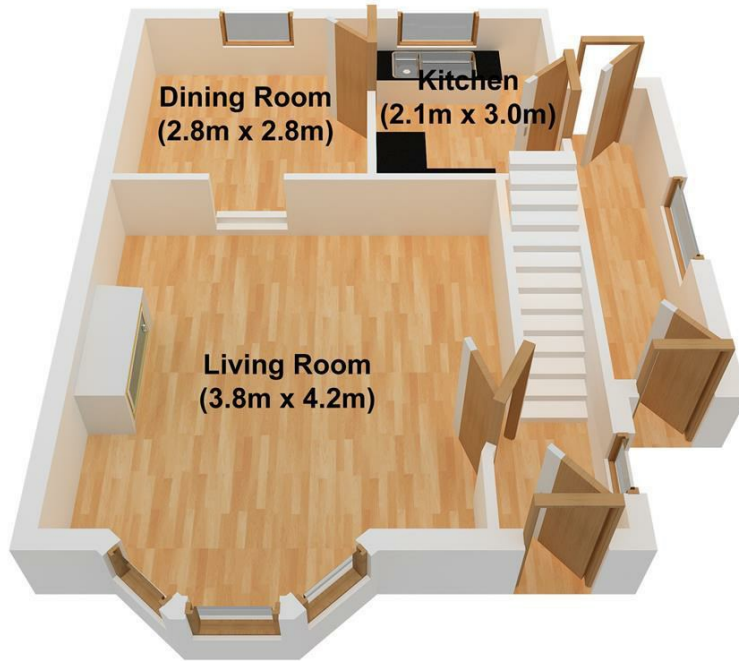
A single garage with an up and over door provides useful off street parking / storage

### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2090-1217-9040-0202-6721>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Ground Floor



## First Floor

