

**17 Greenmoor Avenue  
Leeds**



**3 Bedroom House - Detached  
£325,000**

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
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# 17 Greenmoor Avenue, Farnley, Leeds, West Yorkshire, LS12 5ST

## GROUND FLOOR:

### Hallway:

Access via a part glazed front entrance door, central heating radiator, stairs rising to the first floor

### Guest Cloakroom / WC:



Double glazed window, a white two piece suite (WC & wash basin), central heating radiator, inset ceiling lights

### Living Room:



Double glazed window, central heating radiator, large under-stairs storage room, glazed double doors through to the dining room, wall mounted modern electric fire, ceiling coving, television points

### Dining Room:



Double glazed patio doors opening onto the rear garden, central heating radiator, ample space for a dining table and chairs, semi open plan to the fitted kitchen

## Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, wine rack, built under electric oven / grill, four burner gas hob, extractor hood, space for a fridge / freezer, plumbing for an automatic washing machine, an inset sink and drainer

## FIRST FLOOR:

### Landing:

Double glazed window, access to the first floor accommodation, access to a boarded loft space via a pull down loft ladder, good sized airing / storage cupboard

### Bedroom One:



Double glazed window, central heating radiator, large walk-in storage cupboard / wardrobe, a good sized double bedroom

### En-suite Shower Room / WC:



Double glazed window, a three piece suite comprising of a glazed double shower cubicle with a plumbed shower, wash basin, low flush WC, extractor fan, ladder style central heating radiator / towel warmer

**Bedroom Two / Bedroom Three:**



The dividing wall has been removed between bedrooms two and three to create a large double bedroom. Both internal doors remain in situ and the dividing wall could easily be replaced to create two bedrooms (Bedroom Two: a large double, double glazed window, central heating radiator / Bedroom Three: a large single, double glazed window, central heating radiator).

**Bathroom / WC:**



Double glazed window, a three piece suite comprising of a panelled bath, low flush WC, wash basin, ladder style central heating radiator, extractor fan

**TO THE OUTSIDE:**



**Gardens:**



The front garden is open plan with some planting. The rear garden is a good size, enclosed by fencing & a wall, and has a paved patio / seating area, low maintenance areas with plum slate, and planted beds containing a variety of ornamental shrubs and plants. There is a garden shed and an outside tap.

**Parking / Garage:**

A driveway and hardstanding provide useful off street parking to the front of the property and access to a single attached garage with power, light, and external access to the rear garden.

**EPC Link:**

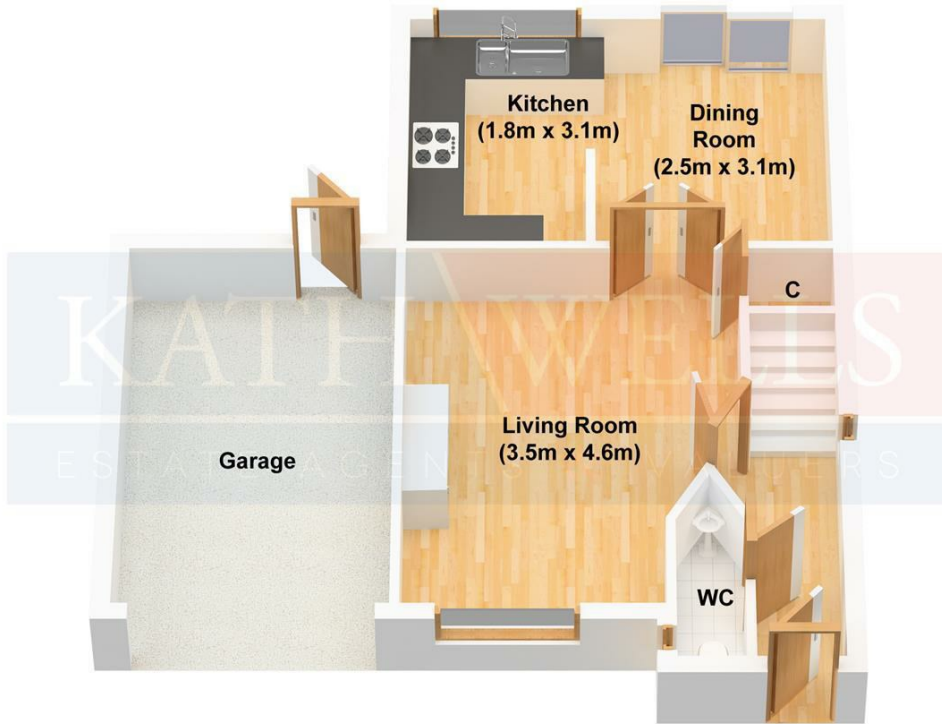
<https://find-energy-certificate.service.gov.uk/energy-certificate/9007-0207-3704-0851-2500>

**Council Tax Band & EPC Rating:**

Council Tax Band: D / EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		67	
(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	

Ground Floor



First Floor

