



## 160 Green Hill Road Leeds



## 2 Bedroom House - Semi-Detached £195,000

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# 160 Green Hill Road, Bramley, Leeds, West Yorkshire, LS13 4AN

## GROUND FLOOR:

### Hallway:

A side entrance door, access via a composite front entrance door, laminated flooring, stairs rising to the first floor, double glazed window, central heating radiator

### Living Room:



Double glazed bay window, a fireplace and hearth with an inset living flame coal effect fire, central heating radiator, television point with connections for Sky

### Fitted Breakfast Kitchen:



Double glazed windows to two aspects, a modern range of fitted wall, drawer & base units, work surfaces, a breakfast bar, an electric built-in oven / grill, electric induction hob, extractor above, an inset 1 1/4 bowl sink and drainer, space for a fridge / freezer, plumbing for an automatic washing machine, laminated flooring, inset ceiling lights, a modern vertical central heating radiator

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation, access to an insulated loft space

### Bedroom One:



Double glazed window, central heating radiator

### Bedroom Two:



Double glazed windows to two aspects, central heating radiator

### Shower Room / WC:

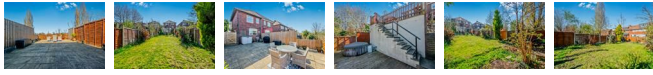


Double glazed window, a modern suite comprising of a walk-in shower area with a shower, wash basin set into a vanity unit, low flush WC, inset ceiling lights, modern tiling

## TO THE OUTSIDE:



## Gardens:



The front and side gardens are paved with some planting and external lighting. The rear garden is a good size and benefits from having two paved patio / seating areas, a lawn, external lighting, and a large storage room under the rear patio.

## Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D

## EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9220-2857-7909-9201-8185>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Ground Floor



### First Floor

