

KATH WELLS

ESTATE AGENTS & VALUERS

18 St. Ives Grove Leeds



2 Bedroom House - Terraced £169,995

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

18 St. Ives Grove, Leeds, West Yorkshire, LS12 3RR

FIRST FLOOR:

GROUND FLOOR:

Entrance Hallway:

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

Living Room:



Double glazed window to the front elevation, central heating radiator, wood fire surround, tiled back and hearth

LOWER GROUND FLOOR:

Fitted Dining Kitchen:



A range of wall, drawer and base units, complimentary work surfaces, stainless steel sink and drainer with a mixer tap, integrated dish washer and washing machine, range cooker (can be included in the sale), fridge freezer (can be included in the sale), under stairs storage cupboard, central heating radiator, double glazed window to the front elevation, a part glazed door leading to the front garden

Cloakroom / WC:

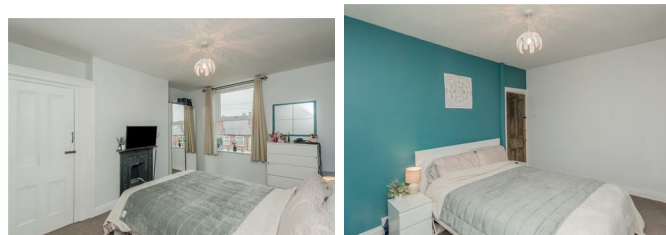


A two piece suite comprising of a wash basin and a WC , window to the front elevation

Landing:

Stairs to the second floor

Bedroom One:



Double glazed window to the front elevation, central heating radiator, storage cupboard

Bathroom / WC:

A three piece suite in white comprising of a panelled bath with an instant shower over, a wash basin and a WC, double glazed window to the front elevation

SECOND FLOOR:

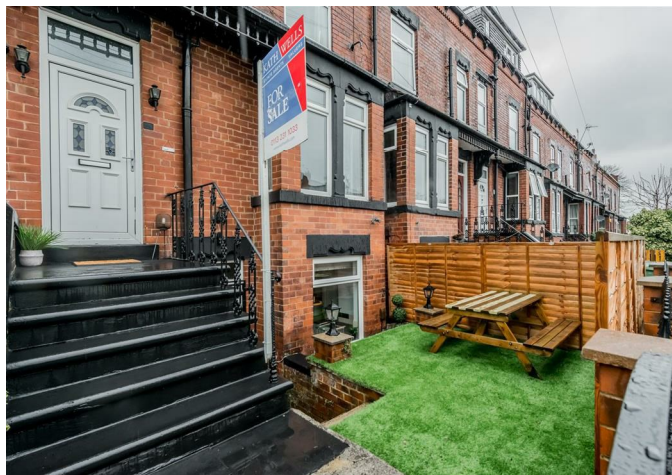
Bedroom Two:



Double glazed dormer window to the front elevation, central heating radiator

To The Outside:

Garden:



There is a low maintenance garden to the front comprising of an artificial lawn, stairs leading to the lower ground floor entrance and stairs leading to the front entrance door

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0030-2136-4257-2992-2135>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

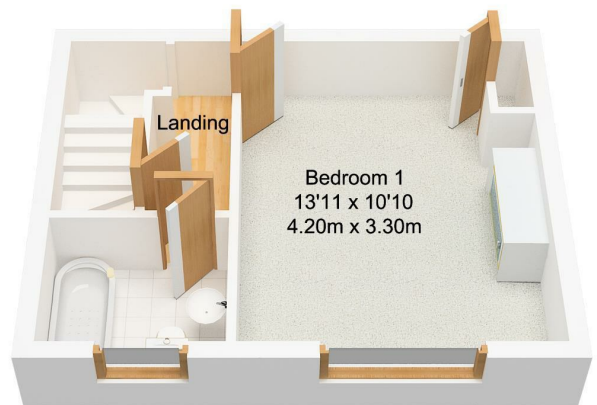
Floor Plan



Basement Level
Approx. 26.39 sqm.
(284.05 sqft.)



First Floor
Approx. 24.09 sqm.
(259.30 sqft.)



Second Floor
Approx. 22.79 sqm.
(245.30 sqft.)