



78 Castle Ings Gardens Leeds



2 Bedroom Bungalow - Semi Detached £239,995

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78 Castle Ings Gardens, Farnley, Leeds, West Yorkshire, LS12 5EF

GROUND FLOOR:

Entrance Hallway:

Access via a front entrance door, central heating radiator, laminated flooring

Living Room:



Double glazed window, television point, central heating radiator, modern fireplace with a gas fire

Fitted Dining / Breakfast Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, an inset sink and drainer, a range of integral kitchen appliances (automatic washing machine, dishwasher, fridge & freezer, electric double oven / grill, microwave, extractor hood, electric hob), central heating radiator, breakfast bar, external door giving access to the side of the property

Inner Hallway:

Access to the bedrooms and the shower room

Bedroom One:



Double glazed window, central heating radiator, a range of fitted wardrobes (four mirrored doors)

Bedroom Two / Dining Room:



Double glazed patio doors giving access to the rear garden, central heating radiator, currently used as a dining room

Shower Room W/C:



Double glazed. a glass shower cubicle with a spa shower, low flush WC and wash basin set into a vanity unit with storage, ladder style central heating radiator

TO THE OUTSIDE:

Detached Garage / Parking:



A good sized driveway and hardstanding provides useful off street parking for several family cars and access to a single detached garage

Gardens:



There is a low maintenance pebbled garden to the front. To the rear the garden is enclosed by fencing and has been landscaped to include a paved patio / seating area, an artificial lawn, a garden shed, and a covered gazebo / pergola.

Council Tax Band & EPC Rating

EPC Rating: D / Council Tax Band: C

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9204-0207-9604-3803-2504>

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		59	
(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

