



5 Branch Road Leeds



2 Bedroom House - Terraced £139,995

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5 Branch Road, Wortley, Leeds, West Yorkshire, LS12 5NR

GROUND FLOOR:

Living Room:



Access via a part glazed front entrance door, double glazed window to the front elevation, a modern inset fireplace with a electric fire, ceiling coving & rose, central heating radiator, stairs rising to the first floor

Modern Fitted Kitchen:



Double glazed window to the front elevation, a modern range of fitted wall, drawer & base units, work surfaces, stainless steel sink and drainer with a mixer tap, gas hob, electric oven / grill, modern extractor, space for a fridge / freezer, plumbing for an automatic washing machine, stairs to the cellar

Basement / Cellar:

A useful storage area

FIRST FLOOR:

Landing:

Access to the first floor accommodation, stairs rising to the second floor

Bedroom One:



Double glazed window to the front elevation, central heating radiator, ample space for bedroom furniture and wardrobes, original feature fireplace.

Bathroom / WC:



Double glazed window to the front elevation, a modern white suite comprising of a panelled bath with a glazed side screen and a Triton electric shower above, wash basin low double flush WC, central heating radiator, storage cupboard.

SECOND FLOOR:

Bedroom Two:



Double glazed dormer window to the front elevation, central heating radiator, good storage to eaves .

TO THE OUTSIDE:

Garden:

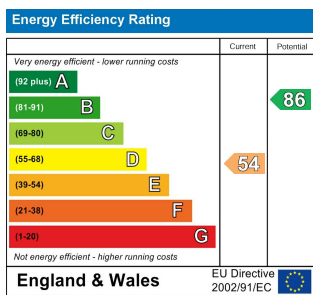
This property benefits from having an enclosed front garden with a paved seating area

EPC LINK:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8321-7722-1909-8915-7906>

Council Tax Band & EPC Rating:

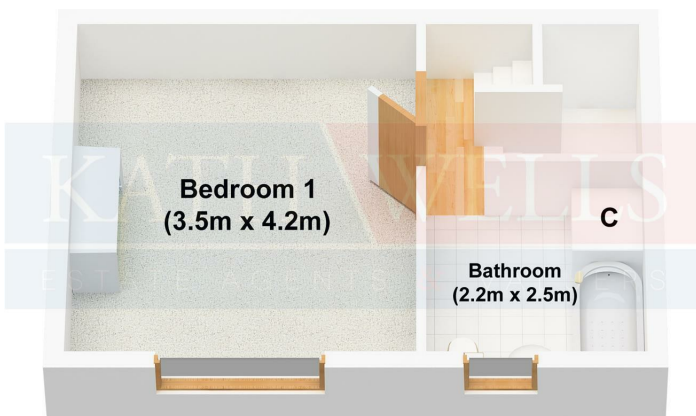
Council Tax Band: A / EPC Register: E



Ground Floor



First Floor



Second Floor

