



## 19 Leysholme Terrace Leeds



### 3 Bedroom House - Semi-Detached £249,995

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
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# 19 Leysholme Terrace, Wortley, Leeds, West Yorkshire, LS12 4HL

## GROUND FLOOR:

### Hallway:

Access via a front entrance door, stairs rising to the first floor, Carpeted.

### Living Room:



Double glazed windows to the front, central heating radiator, a coal effect gas fire with marble hearth, fire surround, telephone / television connection point.

### Fitted Dining Kitchen:



Double glazed patio doors opening into the Conservatory, Double glazed window to side, a modern range of fitted wall, drawer & base units, Granite worktops, built under electric oven, electric hob with an extractor above, Integrated Fridge/Freezer, dishwasher. ample space for a dining table and chairs, central heating radiator

### Porch / Utility Room



Accessing into the Utility Room through the kitchen door. plumbing fitted for Washing Machine and Storage for shelving. Central heating radiator.

## Conservatory:



A glazed Conservatory with an electric radiator. Fully fitted window blinds, Access leading onto the rear Garden.

## FIRST FLOOR:

### Landing:



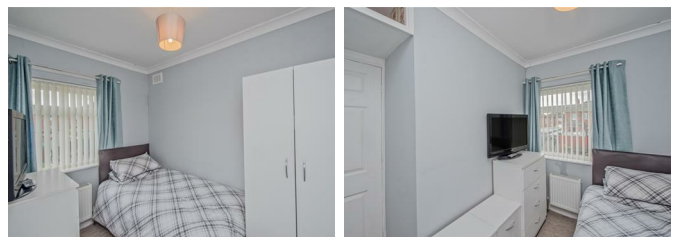
Access to all first floor rooms. Loft Ladder and fully boarded loft space.

### Bedroom One:



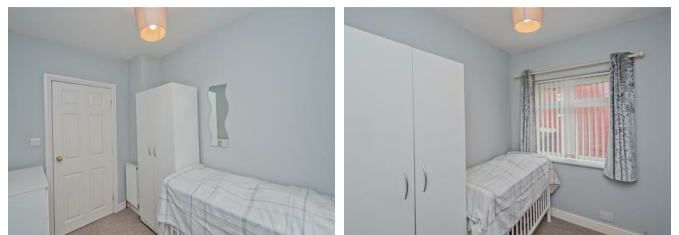
Double glazed bay window to the front elevation, central heating radiator, Fitted Wardrobes that will remain.

### Bedroom Two:



Single glazed window to the front elevation, central heating radiator

### Bedroom Three:



Single glazed window to the front elevation, central heating radiator

**Bathroom / WC:**



Having a frosted window to the rear elevation and a heated towel rail, Good Size for this type of house and having both a bath AND a shower cubicle with shower off the mains, low flush modern contemporary w/c and a wall-mounted floating vanity basin. The room is fully tiled and tiled flooring.

**TO THE OUTSIDE:**

**Gardens:**



**Extended Garage / Office or Workshop.**



Single Garage that's been extended to the rear for the potential of office space or workshop, Enclosed, spacious outdoor area.

**Parking:**



Off street Parking. Driveway.

**EPC LINK:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/2010-8013-9040-5203-2725>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Ground Floor

