

**26 Honeybourne Road
Leeds**



**3 Bedroom House - Semi-Detached
£270,000**

69 Lower Wortley Road
Wortley
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26 Honeybourne Road, Leeds, West Yorkshire, LS12 6BP

EPC LINK:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0141-3897-7992-9623-4081>

GROUND FLOOR:

Hallway:

Access via a part glazed front entrance door, stairs rising to the first floor, central heating radiator, storage cupboard

Fitted Breakfast Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, breakfast bar, built under electric oven / grill, four burner gas hob, extractor hood, space for a fridge / freezer, plumbing for an automatic washing machine and a dishwasher, a stainless steel sink and drainer

Cloakroom / WC:

A modern suite comprising of a low flush WC, was basin, central heating radiator

Living Room / Dining Area:



Double glazed French doors and windows opening onto the garden, central heating radiator, ample space for a dining table and chairs

FIRST FLOOR:

Landing:

Double glazed window, central heating radiator, stairs rising to the second floor, access to the first floor accommodation

Living Room:



Double glazed French doors opening onto a Juliette balcony, central heating radiator; this room could be used as a fourth bedroom

Bedroom Three:



Double glazed window, central heating radiator, a range of built in wardrobes / storage

Bathroom / WC:



A modern white suite comprising of a panelled bath, low flush WC, wash basin, central heating radiator

SECOND FLOOR:

Landing:

Access to the second floor accommodation, central heating radiator, access to the loft space

Master Bedroom:



Double glazed window, central heating radiator, fitted wardrobes

En-suite Shower Room:



A modern suite comprising of a glazed shower cubicle with shower, wash basin, low flush WC, central heating radiator

Bedroom Two:



Double glazed windows, central heating radiator, fitted wardrobes

Shower Room / WC:



A modern suite comprising of a glazed shower cubicle with shower, wash basin, low flush WC, central heating radiator

TO THE OUTSIDE:



Gardens:



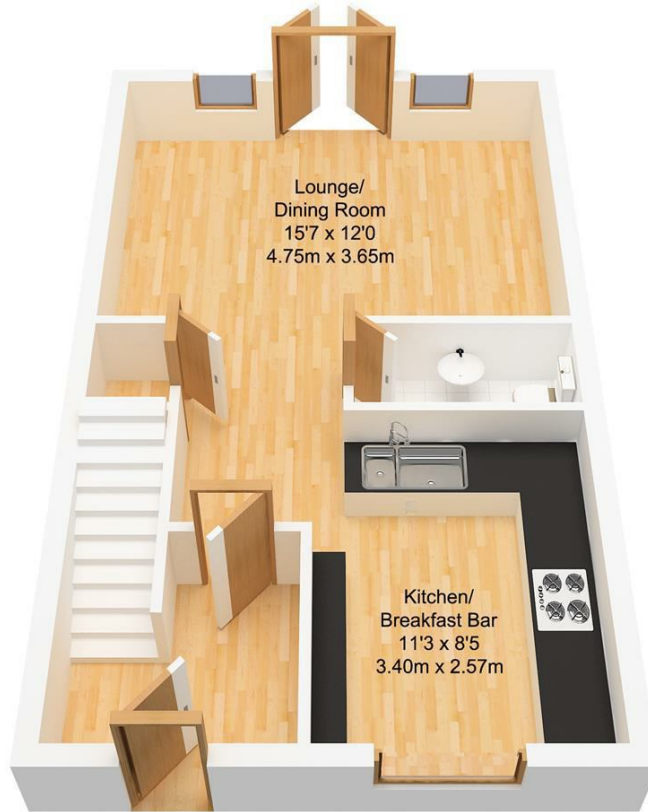
The front garden has a paved path leading to the front door, a lawn and planted beds. The rear garden is enclosed by fencing and benefits from having a lawn, planted beds, ornamental trees / shrubs, a garden shed, a paved patio / seating area and an outside tap.

EPC Link:

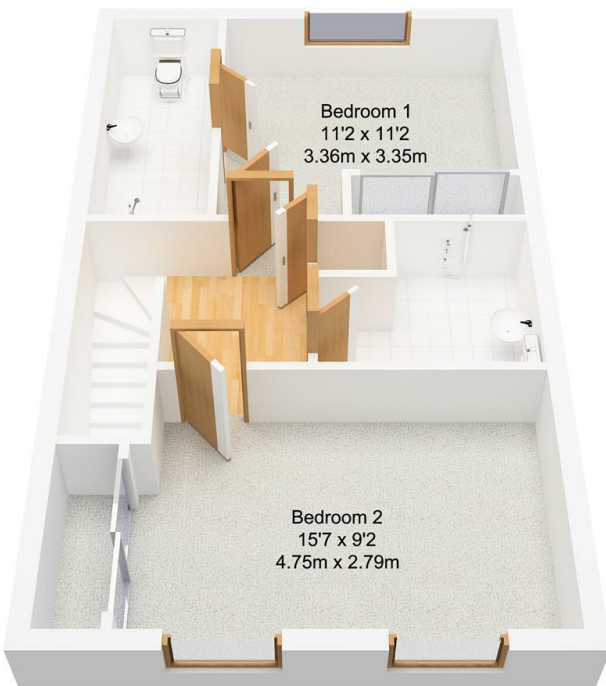
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

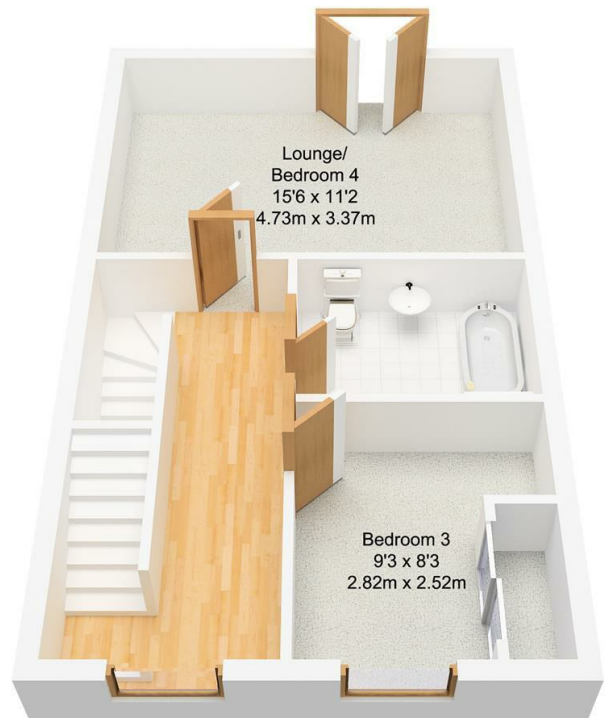
Floor Plan



Ground Floor
Approx. 39.00 sqm.
(419.00 sqft.)



Second Floor
Approx. 39.00 sqm.
(419.00 sqft.)



First Floor
Approx. 39.00 sqm.
(419.00 sqft.)