

KATH | WELLS

ESTATE AGENTS & VALUERS

19 Hardrow Road Leeds



2 Bedroom Flat £78,000

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

19 Hardrow Road, Leeds, West Yorkshire, LS12 4BX

Communal Entrance:

Stairs rising to the upper floor

Living / Dining Room:



Double glazed window, central heating radiator, ample space for a range of living room / dining room furniture

Fitted Kitchen:

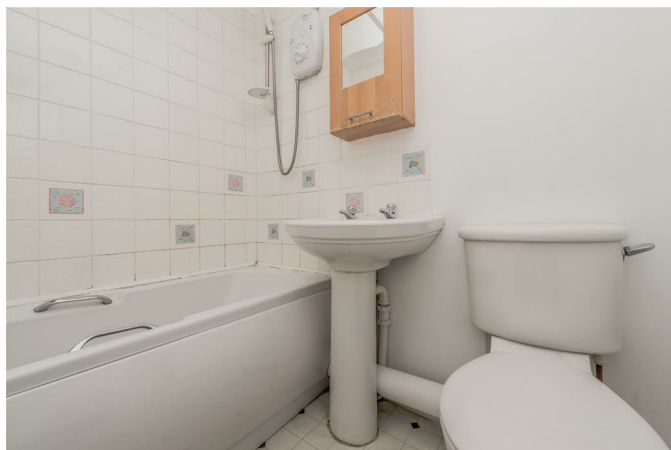


A range of fitted wall, drawer & base units, work surfaces, gas hob, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer

Inner Hallway:

Access to the rest of the accommodation

Bathroom / WC:



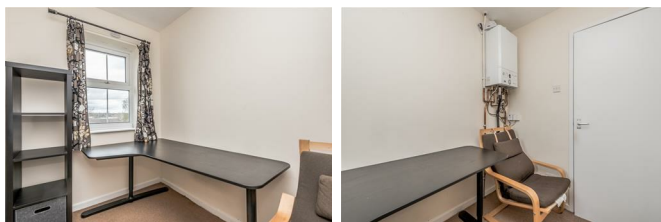
A white suite comprising of a panelled bath with an electric shower above, low flush WC, wash basin, central heating radiator

Bedroom One:



Double glazed window, central heating radiator, built in wardrobes

Bedroom Two:



Double glazed window, central heating radiator

TO THE OUTSIDE:



Gardens:

To the front of the property, there is a lawn space

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: tba

EPC Link:

tba

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

