



## 7 Barras Garth Road Leeds



## 1 Bedroom House - End Terrace £79,995

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# 7 Barras Garth Road, Wortley, Leeds, West Yorkshire, LS12 4JW

## GROUND FLOOR:

Open Plan Living Area / Kitchen

### Living Area / Dining Area:



Access via a part glazed entrance door, double glazed windows, electric heater, space for living room / dining room furniture, stairs to the first floor

### Kitchen:



Fitted cabinets, work surfaces, electric cooker point, stainless steel sink and drainer, space for a fridge / freezer, plumbing for an automatic washing machine, access to the cellars

### Cellars:

A useful storage area

## FIRST FLOOR:

### Bedroom One:



Double glazed window, ample space for a range of bedroom furniture

### Shower Room: / WC:



Double glazed window, a white suite comprising of a low flush WC, wash basin, glazed shower cubicle with an electric shower

### TO THE OUTSIDE:



### Rear Yard:

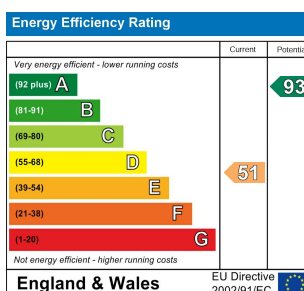
A yard area enclosed by a low wall with a gate

### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9010-2008-4090-2200-2741>

### Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: E



## Floor Plan