



## 24 Thornhill Croft Leeds



### 2 Bedroom Bungalow - Semi Detached £205,000

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# 24 Thornhill Croft, Wortley, Leeds, West Yorkshire, LS12 4JX

## GROUND FLOOR:

### Entrance Vestibule / Porch:

Access via a part glazed front entrance door, central heating radiator

### Living Room / Dining Room:



Double glazed window, fire place & hearth, central heating radiator, ample space for a range of living & dining room furniture

### Fitted Kitchen:



Double glazed window, part glazed side door giving access to the rear garden, a range of fitted wall, drawer & base units, work surfaces, an electric hob with an extractor fan above, eye level oven / grill, inset sink & drainer, plumbing for an automatic washing machine, integral fridge / freezer

### Inner Hallway:

Access to a loft space, large storage cupboard

## Bedroom One:



Double glazed window, central heating radiator, built in wardrobes, has been opened up with the second bedroom to create one larger bedroom but can easily be converted back.

## Bedroom Two:



Double glazed window, central heating radiator, has been opened up with the first bedroom to create one larger bedroom but can easily be converted back.

## Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with an electric shower above, low flush WC, a wash basin set into a vanity unit, ladder style central heating radiator / towel warmer

## TO THE OUTSIDE:

The rear garden is a great size and comprises of a paved patio / seating area, as well as a good sized lawn & is fully enclosed. The front garden is low maintenance.

## Gardens:



A good size Rear Garden / Patio area. well stocked beds with a large corner plot. Outside Tap. Enclosed and Private.

## Conversion / Off Street Parking / Single Garage:



A shared driveway provides useful off street parking for two cars & a single garage which has been converted into a bar / leisure area and has power and lighting but can easily be converted back into the original garage

## Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D

## EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2121-1698-1215-1631-2050>

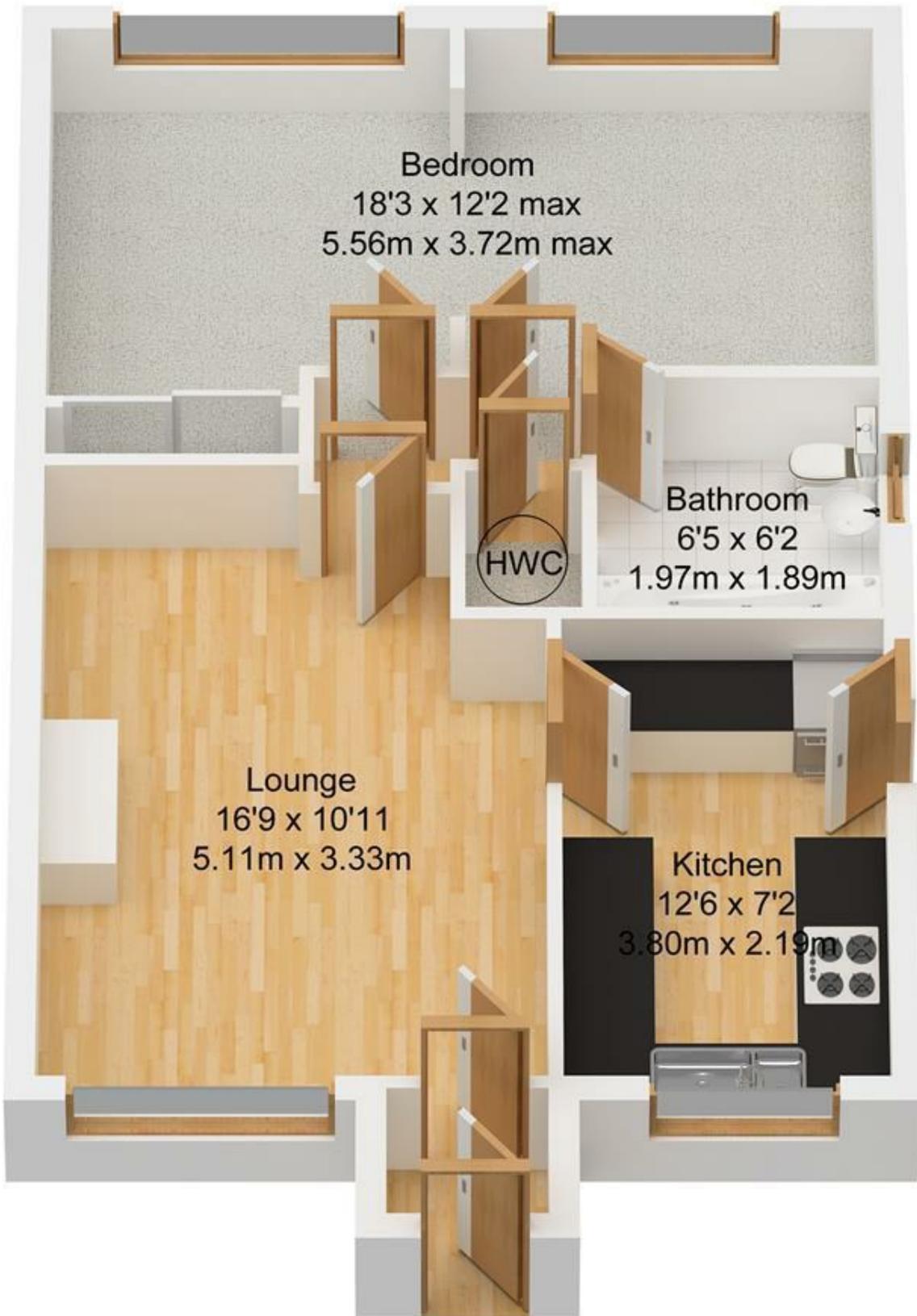
## Property Tour

## Property Tour:

<https://player.vimeo.com/video/1172905922?h=1df7d0aa53>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		63	
(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. 51.30 sqm.  
(552.20 sqft.)