



31 Spring Valley Crescent Leeds



2 Bedroom Bungalow - Semi Detached £169,995

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
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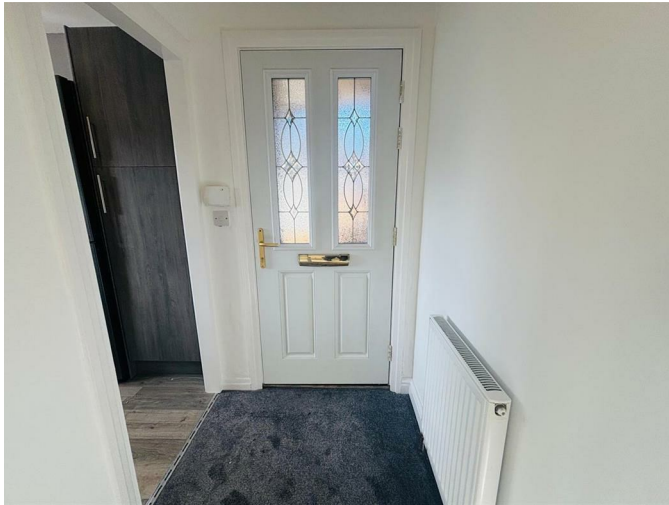
Web Site
www.kathwells.com

email
sales@kathwells.com

31 Spring Valley Crescent, Leeds, West Yorkshire, LS13 4RL

GROUND FLOOR:

Entrance Hallway:



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

Fitted Kitchen:



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

Living Room / Diner:



Double glazed window, television point, central heating radiators, storage cupboard, ample space for a range of living room furniture & a dining table and chairs

Inner Hall:

Access to the bedrooms and bathroom / WC

Bedroom One:



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

Bedroom Two:



Double glazed window, central heating radiator

Modern Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a plumbed shower above, low flush WC, wash basin set into a vanity units, ladder style central heating radiator

TO THE OUTSIDE:



Gardens:



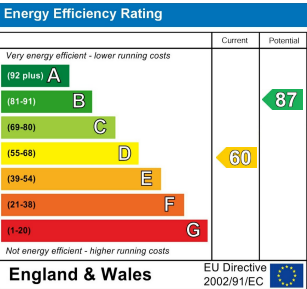
The front garden is tiered and mainly low maintenance. The rear garden is also tiered, fully enclosed and a great size

Epc Link & Council Tax Band:

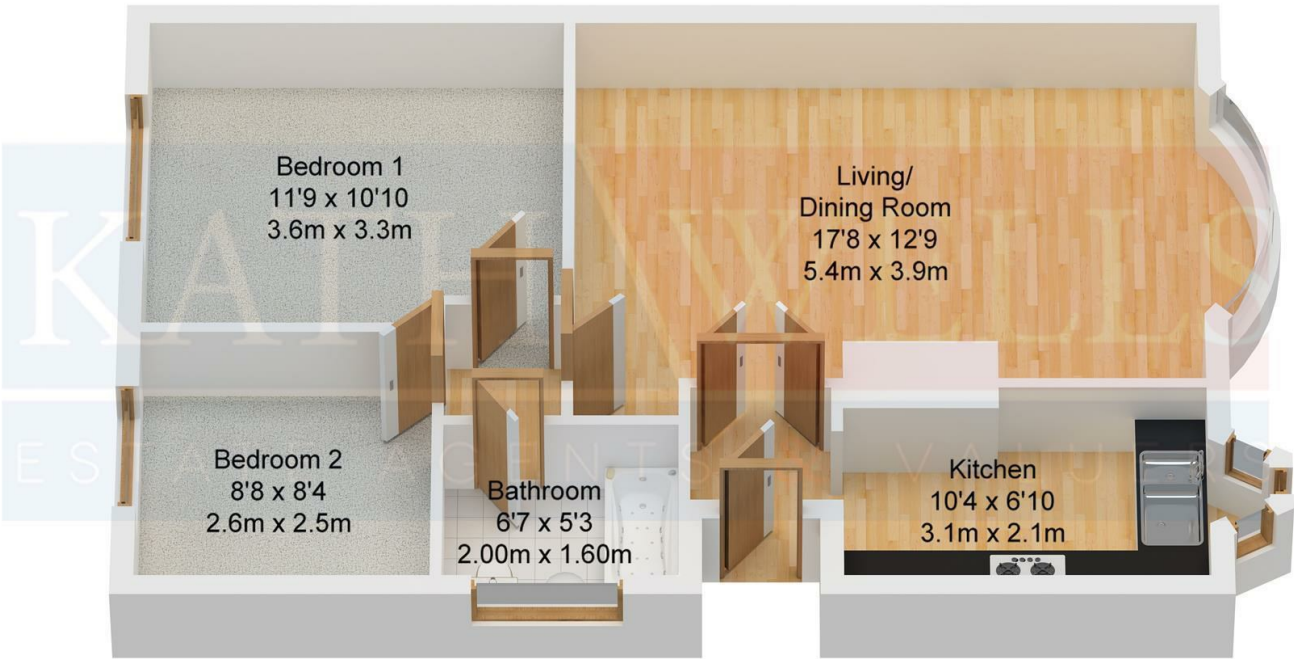
Council Tax Band: B / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0245-2867-7580-9406-1015>



Floor Plan



Approx. 53.00 sqm.
(568.00 sqft.)