

31 Blackpool View Leeds



3 Bedroom House - Townhouse £155,000

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

31 Blackpool View, Armley, Leeds, West Yorkshire, LS12 5PE

TO THE OUTSIDE:

GROUND FLOOR:

Entrance Vestibule:

Double glazed window, access via a front entrance door

Hallway:

Stairs rising to the first floor accommodation, under stairs storage space

Downstairs WC:

Low flush WC, wash basin

Living Room:

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

Fitted Dining Kitchen:

Double glazed window, access to the rear via a part glazed rear door, fitted wall drawer & base units, work surfaces, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge freezer, ample space for a dining table & chairs

FIRST FLOOR:

Landing:

Access to the first floor accommodation, access to a loft space, storage cupboard

Bedroom One:

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

Bedroom Two:

Double glazed window, central heating radiator

Bedroom Three:

Double glazed window, central heating radiator

Wet Room / WC:

Double glazed window, electric shower head, low flush WC, wash basin



Gardens:

The front garden is low maintenance, fully paved & enclosed. The rear garden is also paved and is fully enclosed.

EPC Link:

tba

Council Tax Band & EPC Rating:

Council tax band: A / EPC Rating: 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