

**54 Oldfield Street  
Leeds**



**2 Bedroom House - Townhouse  
£147,500**

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
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# 54 Oldfield Street, Wortley, Leeds, West Yorkshire, LS12 4EF

## GROUND FLOOR:

### Living Room:



Access via a part glazed front entrance door, Central heating radiator , laminate flooring , television point

### Inner Hallway:

Stairs rising to the first floor

### Fitted Dining kitchen:



Double glazed window, a part glazed external door giving access to the rear of the property, fitted range of wall, drawer & bas units, work surfaces , a stainless steel sink and drainer, integral fan assisted electric oven with 4 ring gas hob , extractor hood , plumbing for an automatic washing machine, central heating radiator, ample space for dining room furniture

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation

### Bedroom One:



Double glazed window to the front elevation, central heating radiators , television point.

### Bedroom Two:



Double glazed window to the rear elevation, central heating radiator.

### Bathroom / WC



Double glazed window, a white suite comprising of a panelled bath with an electric shower above, pedestal wash basin, low flush W/C, Central heating radiator

## TO THE OUTSIDE:

## Gardens:



The garden is Enclosed to the rear of the property

## Epc Link: & Council Tax Band:

Council Tax Band: A / EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Floor Plan