



## 16 Aberdeen Grove Leeds



### 4 Bedroom House - Terraced £189,995

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
Tel: 0113 231 1033  
Fax: 0113 203 8333

**Web Site**  
[www.kathwells.com](http://www.kathwells.com)

**email**  
[sales@kathwells.com](mailto:sales@kathwells.com)

# 16 Aberdeen Grove, Armley, Leeds, West Yorkshire, LS12 3QY

## GROUND FLOOR:

### Entrance:

Entry via front door into hallway, stairs rising to the first floor accommodation.

### Living Room:



Double glazed window to front elevation, fireplace with traditional surround and inset fire, wall lighting to alcoves. High ceilings and original coving. A spacious room with access into fitted kitchen. TV point. central heating radiator

### Fitted Dining Kitchen:



Double glazed window, a range of modern fitted wall, drawer & base units, work surfaces, gas cooking point, inset sink & drainer, plumbing for an automatic washing machine, space for fridge / freezer, ample space for a dining table & chairs, central heating radiator, access to the cellar / basement

### Cellar:



A cellar provides a very useful storage space

## FIRST FLOOR:

### Landing:

Access to first floor accommodation, stairs rising to second floor

### Bedroom One:



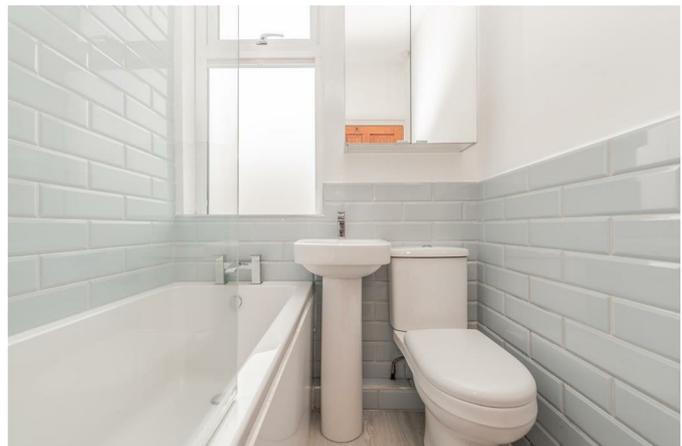
Double glazed window, central heating radiator, ample space for a range of bedroom furniture

### Bedroom Two:



Double glazed window, central heating radiator, built in storage cupboard, a good sized double bedroom

### Bathroom / WC:



Double glazed window, a white suite comprising of panelled bath with separate shower cubicle, low flush WC, a wash basin, ladder style central heating radiator / towel warmer

## SECOND FLOOR:

### Landing:

Access to second floor accommodation

### Bedroom Three:



Double glazed Dormer window, central heating radiator, fitted wardrobes providing ample storage

### Bedroom Four:



Double glazed window, central heating radiator

### TO THE OUTSIDE:



### Garden:

Garden to front of the property

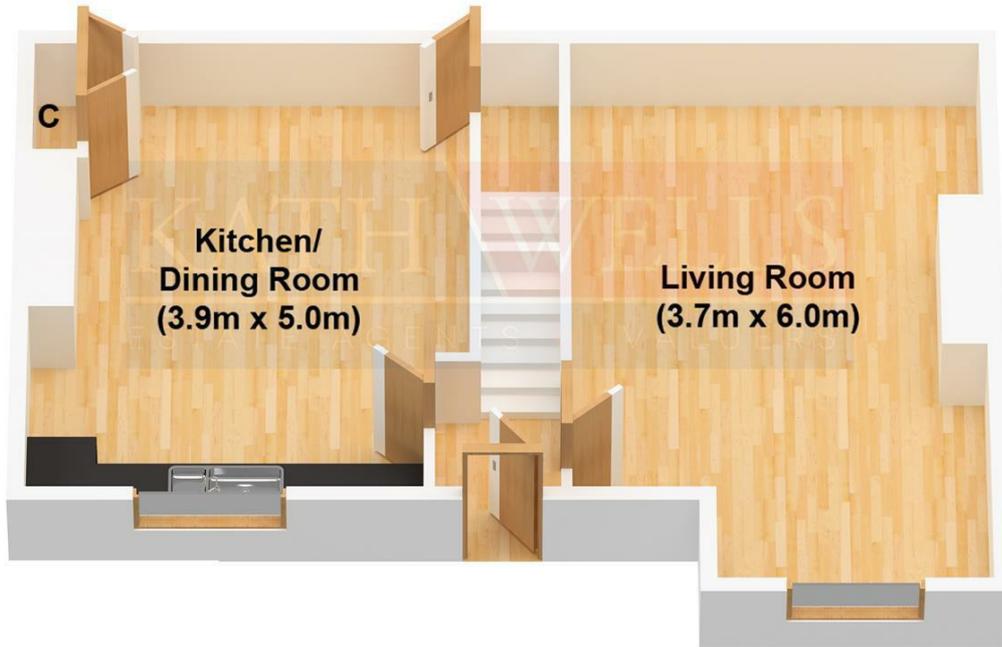
### Council Tax Band & EPC Rating:

Council Tax Band A / EPC Rating: TBA

### EPC Link:

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

## Ground Floor



## First Floor

