

## 8 Westfield Avenue Leeds



### 3 Bedroom House - Semi-Detached £280,000

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)

# 8 Westfield Avenue, Leeds, West Yorkshire, LS12 3SJ

## GROUND FLOOR:

### Entrance Hallway:



Entrance via a front entrance door, double glazed window, central heating radiator, under stair storage cupboard

### Living Room:



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

### Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, freestanding gas cooker with an under oven / grill, extractor fan, sink & drainer, dishwasher, ample space for a fridge / freezer, central heating radiator

### Dining Room:



Double glazed window, central heating radiator, ample space for a dining table & chairs

## Utility Room:



Double glazed window, plumbing for an automatic washing machine

### Rear Porch:

Access to the rear garden via a part glazed rear door, double glazed window

## FIRST FLOOR:

### Landing:



Access to first floor accommodation, access to a loft space

### Bedroom One:



Double glazed window, central heating radiator, built in / fitted wardrobes

### Bedroom Two:



Double glazed window, central heating radiator

**Bedroom Three:**



Double glazed window, central heating radiator, a large single bedroom with ample space for bedroom furniture

**Bathroom:**



Double glazed window, a white suite comprising of a panelled bath with a plumbed shower above, wash basin, ladder style central heating radiator / towel warmer

**Separate WC:**



Double glazed window, low flush WC

**TO THE OUTSIDE:**



**Gardens:**



The front garden is fully enclosed and largely low maintenance, the rear garden is also low maintenance and has access to a garage

**Off Street Parking / Driveway:**



A driveway to the rear of the property provides useful off street parking to the rear of the property provides additional off street parking.

**Council Tax Band & EPC Rating:**

Council Tax Band: D / EPC Rating: D

**EPC Link:**

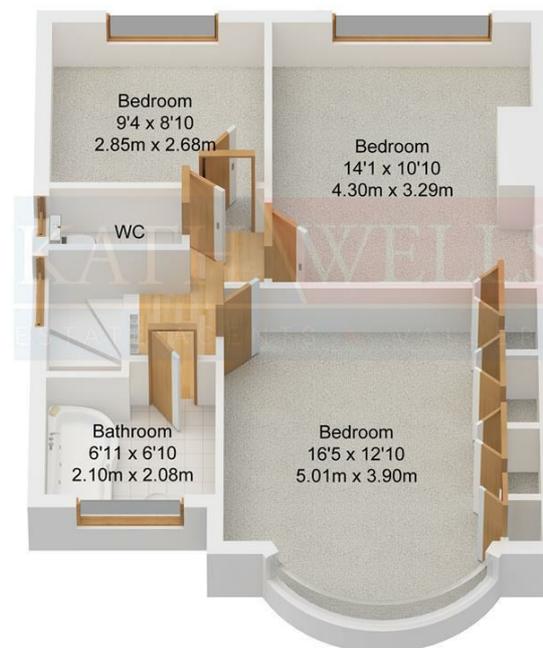
<https://find-energy-certificate.service.gov.uk/energy-certificate/2370-7518-1137-5021-3141>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(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. 56.52 sqm.  
(608.37 sqft.)



First Floor  
Approx. 50.79 sqm.  
(546.69 sqft.)