

6 Knowle Mount Leeds



**2 Bedroom Flat
£100,000**

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

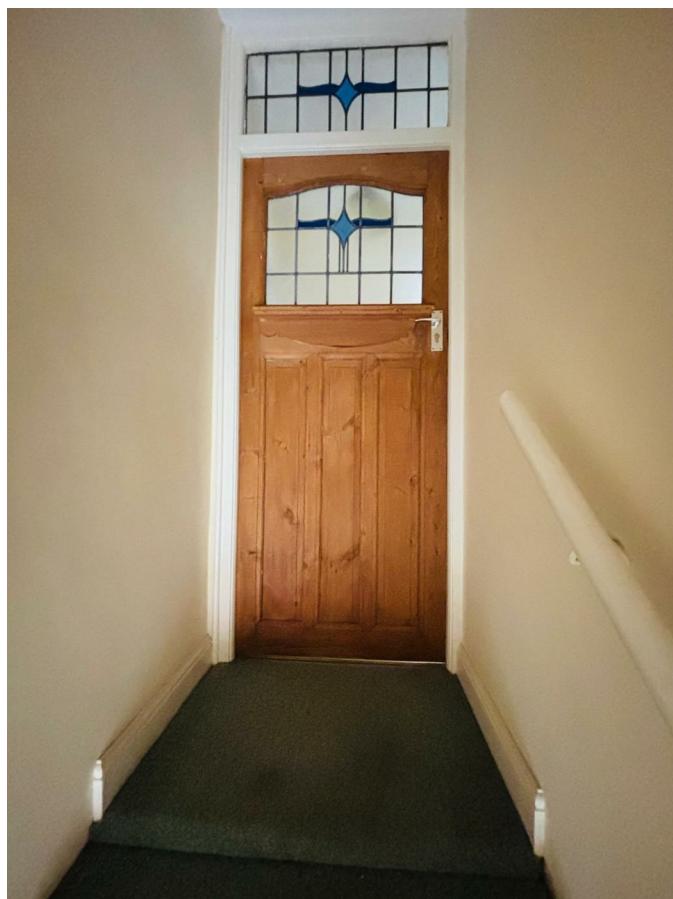
Web Site
www.kathwells.com

email
sales@kathwells.com

6 Knowle Mount, Burley, Leeds, West Yorkshire, LS4 2PP

GROUND FLOOR:

Hallway:



Stairs rising to the first floor

FIRST FLOOR:

Landing:



Access to the first floor accommodation

Living Room / Dining Area:



Double glazed window, central heating radiator, fireplace and hearth with an electric fire, wall lights, ample space for a range of living room and dining room furniture, central heating radiator

Fitted Kitchen:



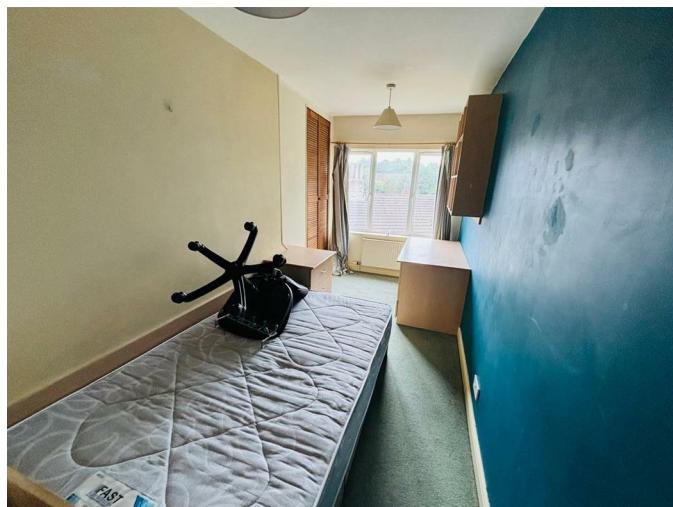
Double glazed window, a range of fitted wall, drawer & base units, work surfaces, an inset stainless steel sink and drainer with a mixer tap, built under electric oven / grill, four burner gas hob, extractor hood, plumbing for an automatic washing machine, space for a fridge / freezer, central heating radiator

Bedroom One:



Double Bedroom - Double glazed window, central heating radiator, a range of fitted wardrobes / storage

Bedroom Two:



Good sized single bedroom - Double glazed window, central heating radiator

Shower Room / WC:



Double glazed window, a glazed shower cubicle with a shower, wash basin, low flush WC

TO THE OUTSIDE:



Communal Garden Area:

This property benefits from having access to a communal garden area

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0379-2806-6018-9801-1945>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor Plan