

**175 Ring Road
Leeds**



**3 Bedroom House - Terrace Inner Through
£199,995**

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

175 Ring Road, Farnley, Leeds, West Yorkshire, LS12 5LU

GROUND FLOOR:

Entrance Hallway:



Access via a recently fitted composite front entrance door, double glazed window, stairs rising to the first floor

Fitted Kitchen:



Double glazed window, an external door giving access to the garden, a modern fitted range of wall drawer & base units, work surfaces, built under electric oven / grill, four burner gas hob, an inset sink and drainer, plumbing for an automatic washing machine, space for a fridge / freezer, combination boiler (approx. 12 months old)

OPEN PLAN LIVING ROOM / DINING AREA:

A semi open plan living / dining area

Living Room:



Double glazed window, central heating radiator, television point, open plan to the dining area

Dining Room:



Double glazed window, central heating radiator, ample space for a dining table and chairs, open plan to the living room

FIRST FLOOR:

Landing:

Access to the first floor accommodation

Bedroom One:



A good sized double bedroom - Double glazed window, central heating radiator

Bedroom Two:



A good sized double bedroom - Double glazed window, central heating radiator, access to a part boarded loft space

Bedroom Three:



A good sized double bedroom - Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with shower mixer taps, low flush WC, wash basin, central heating radiator, tiling to the walls, extractor fan

TO THE OUTSIDE:



Gardens:



The front garden is mainly low maintenance. There is a ginnel (shared with the neighbour) which provides access to the rear garden. The rear garden is a good size and has paved and low maintenance seating areas, an artificial lawn, a variety of ornamental planting, a garden shed (with power), and external lighting

Parking Spaces x 2:



There are two parking spaces associated with the property

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0074-0207-0105-7712-2200>

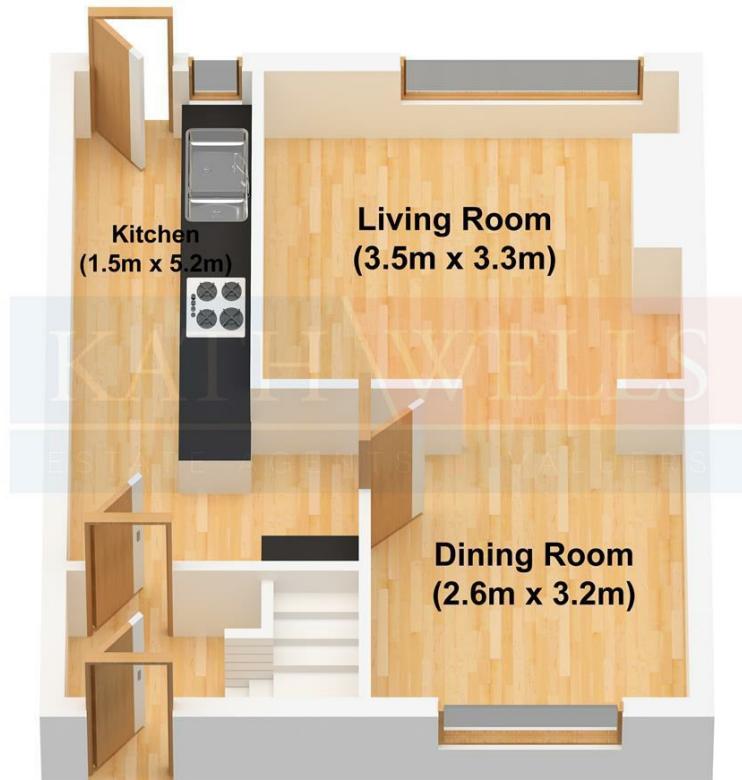
Council Tax Band / EPC Rating:

Council Tax Band: A / EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		88
(81-91) B	74	
(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

Ground Floor



First Floor

