

**29 Whingate Avenue
Leeds**



**2 Bedroom House - Terraced
£115,000**

69 Lower Wortley Road
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Leeds
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29 Whingate Avenue, Armley, Leeds, West Yorkshire, LS12 3RE

GROUND FLOOR:

Living Room:



Access via a front entrance door, central heating radiator, television point, staircase leading to the first floor.

Fitted Kitchen:



Double glazed window, a range of modern wall, drawer & base units, work surfaces, cooker point, extractor fan., plumbing for an automatic washing machine, stainless steel sink with mixer tap, space for a fridge/freezer, central heating radiator, staircase down to the cellars.

Cellar:

A useful storage space.

FIRST FLOOR:

Landing:

Access to the first floor accommodation, stairs rising to the second floor

Bedroom One:



Double glazed window, central heating radiator, television point.

Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with an electric shower above, wash basin, low flush WC, central heating radiator.

SECOND FLOOR:

Bedroom Two:



Double glazed window, fitted wardrobes / storage cupboards, central heating radiator.

TO THE OUTSIDE:

The property is street fronted

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0863-2834-7674-9201-3025>

EPC Rating & Council Tax Band:

EPC Rating: E / Council Tax Band: A

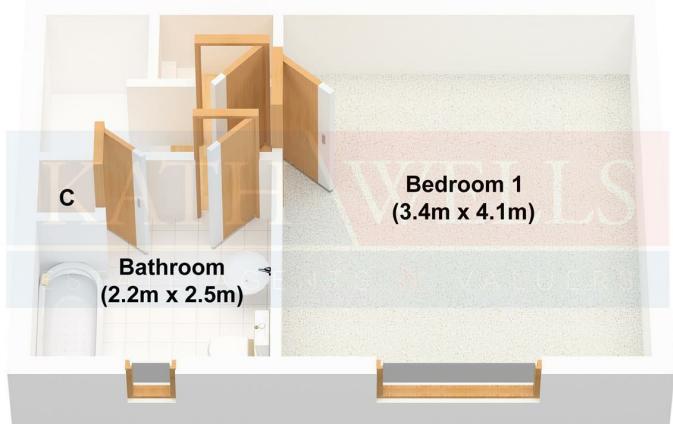
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Floor Plan

Ground Floor



First Floor



Second Floor

