

**30 Dunlop Avenue
Leeds**



**3 Bedroom House - Townhouse
£260,000**

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30 Dunlop Avenue, New Farnley, Leeds, West Yorkshire, LS12 6LE

GROUND FLOOR:

Entrance Hallway:

Access via a front entrance door, central heating radiator, stairs to the first floor

Downstairs Cloakroom / WC:



Double glazed window, a modern white suite comprising of a wash basin and a WC, central heating radiator

Living / Dining Room:



Double glazed French doors leading to the rear garden, two central heating radiators, a media wall with an inset modern electric fire and a TV point, under stairs storage cupboard, ample space for living room & dining room furniture

Fitted Breakfast Kitchen:



Double glazed window, a modern range of wall, drawer and base units, work surfaces, space for a fridge freezer & dishwasher and washing machine, built-under electric oven, four ring gas hob with extractor fan over, inset ceiling spot lights, central heating radiator, double glazed window to the front elevation, breakfast area

FIRST FLOOR:

Landing:

Central heating radiator, stairs to the second floor, storage room

Bedroom Two:



Double glazed windows, central heating radiator

Bedroom Three:



Double glazed window, built in storage cupboard, central heating radiator

Family Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a shower over, wash basin, low flush WC, a ladder style central heating radiator / towel warmer, inset ceiling lights

SECOND FLOOR:

Landing:

Velux window to the rear elevation. Space for a desk / home office

Master Bedroom:



Double glazed window, central heating radiators, fitted wardrobes / storage, inset ceiling spotlights, television aerial connection point

En-suite Shower Room / WC:



Double glazed Velux window, a three piece suite comprising of a shower cubicle with a plumbed shower, wash basin, low flush WC, central heating radiator

TO THE OUTSIDE:

Gardens:



The front garden is open plan. The rear garden is enclosed by fencing and has a lawn and a decked patio / seating area.

Garage / Parking:



A parking space to the rear provides useful off street parking and access to a single garage

EPC Rating & Council Tax Band:

EPC Rating: C / Council Tax Band: C

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9350-2688-7190-2499-2101>

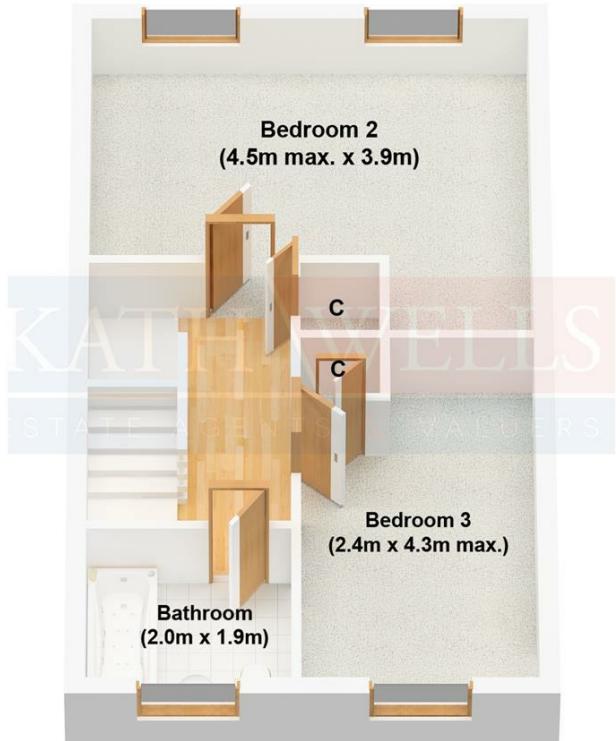
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		87
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Floor Plan

Ground Floor



First Floor



Second Floor

