

## 30 Dunlop Avenue Leeds



# 3 Bedroom House - Townhouse £270,000

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

# 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:**



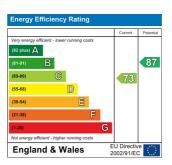
A parking space to the rear provides useful off street parking and access to a single garage

#### **EPC Rating & Council Tax Band:**

EPC Rating: C / Council Tax Band: C

#### **EPC Link:**

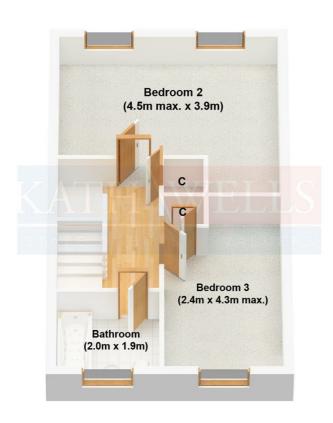
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#### **Ground Floor**



**First Floor** 



### **Second Floor**

