



WIDENS

Please consult the quotation for a list of items to be supplied. This drawing is a computer representation of layout and dimension, details should be checked by the installer/builder. Please also ensure a Gas Safe registered engineer is engaged with regards to any gas appliances. Check with your installer/builder for more information.

Call Plan No: 2023118713

Designed By: Ibar Zaman

Designed On: 12/2023

Customer: FEATHERED EDGE JOINERY & BUILD SOL

Plan Name:

Range Designed: Glenveich Glass Porcelain

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£170,000

18 Roseneath Street, Wortley, Leeds, West Yorkshire, LS12 4DY

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A FULLY REFURBISHED TWO BEDROOM BACK TO BACK PROPERTY OFFER ** EARLY TO CHOOSE FINISHES ** Situated in a popular residential area of Wortley amidst similar style property. Local Amenities such as Shops, Schools and Transport Links to Leeds City Centre and Surrounding Areas are within walking distance, Bramley Railway Station and the Motorway Networks are a short drive away.

Briefly throughout and to the ground floor the property comprises of a LIVING ROOM with BRAND NEW CARPETS stairs rising to the first floor, a BRAND NEW FITTED KITCHEN with an ample range of cabinets and work surfaces.

To the first floor there is a good sized DOUBLE BEDROOM with ample space for a range of bedroom furniture and a SHOWER ROOM / WC with a white suite and an electric shower. The landing comprises of a large storage cupboard giving access to Second Floor:

GROUND FLOOR:

projected images

Living Room:

Double Glazed window to the front elevation, replastered and redecorated to a high standard, New carpets, central heating radiator, access to New Fitted Kitchen.

Newley Fitted Kitchen:

Double glazed window to front elevation, a range of brand new wall, drawer and base units with Oven and hob, coordinating worksurfaces, space for fridge freezer and plumbing for washing machine.

Basement :

Handy area for storage.

TO THE FIRST FLOOR:

Landing:

Access to First Floor accommodation.

Bedroom One:

Double glazed window to front elevation, fully replastered and redecorated to a high standard, new carpets, central heating radiator.

Bathroom / WC:

Double glazed opaque window to the front elevation, a newly fitted bathroom suite comprising of panelled bath,

hand wash basin and low flush WC, central heating radiator.

TO THE SECOND FLOOR:

Bedroom Two:

A good size double room, fully replastered and redecorated to a high standard, new carpet, central heating radiator.

TO THE OUTSIDE:

Epc Rating:

EPC Rating: E

Council Tax Band:

Council Tax Band: A

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

Please use the postal code LS12 4DY in Sat. Nav. Number 18 Roseneath Street can be found signified by our FOR SALE SIGN

