

**10 Thornton Avenue
Leeds**



**3 Bedroom House - End Town House
£155,000**

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GROUND FLOOR:

Entrance Hallway:

Access via a part glazed front entrance door, stairs rising to the first floor accommodation, central heating radiator

Living Room:

11'03" x 12'01"



Double glazed window, television point, ample space for a range of living room furniture, central heating radiator

Fitted Dining Kitchen:

13'07" x 12'01"



Double glazed window, part glazed rear door giving access to the rear garden, a range of fitted wall, drawer & base units, work surfaces, a gas hob with an extractor fan above, built under oven / grill, inset sink & drainer, ample space for a fridge / freezer, ample space for a dining table & chairs, access to the cellar

Cellar:



A cellar which can be accessed via the kitchen, provides a useful storage space

TO THE FIRST FLOOR:

Landing:

Access to the first floor accommodation, access to a useful loft space

Bedroom One:

12'0" x 9'04"



Double glazed window, central heating radiator, ample space for a range of bedroom furniture

Bedroom Two:

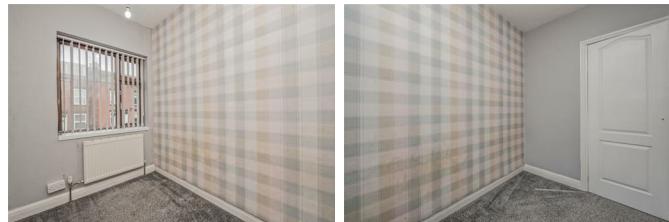
14'01" x 9'02"



Double glazed window, central heating radiator, a good sized double bedroom

Bedroom Three:

8'07" x 5'07"



Double glazed window, central heating radiator

Bathroom/ WC:

7'06" x 5'02"



Double glazed window, a white suite comprising of a panelled bath, a glazed shower cubicle with a plumbed shower above, low flush WC, wash basin, ladder style central heating radiator

TO THE OUTSIDE:



Gardens:



The front garden has an artificial lawn, is fully enclosed and is very low maintenance. The rear garden is a great size and also has an artificial lawn as well as being fully enclosed.

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8808-5856-4220-7306-8613>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor Plan

Lower Ground Floor



Ground Floor



First Floor

