

**29 Roseneath Street
Leeds**



**1 Bedroom House - Terraced
£125,000**

69 Lower Wortley Road
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Leeds
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29 Roseneath Street, Wortley, Leeds, West, LS12 4DY

GROUND FLOOR:

Living Room:



Entrance via a part glazed front entrance door, double glazed window, central heating radiator, television point, stairs rising to the first floor, ample space for a range of living room furniture

Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, freestanding electric cooker with a built under oven / grill (might be included with price), extractor hood, an inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, central heating radiator

FIRST FLOOR:

Landing:

Access to the first floor accommodation, large storage cupboard giving access to the loft space

Bedroom One:



Double glazed window, central heating radiator, built in wardrobes / storage, ample space for a range of bedroom furniture

Shower Room / WC:



Double glazed window, a modern white suite comprised of a glazed shower cubicle with an electric shower above, low flush WC, wash basin set into a vanity unit, ladder style central heating radiator

TO THE OUTSIDE:



Gardens:



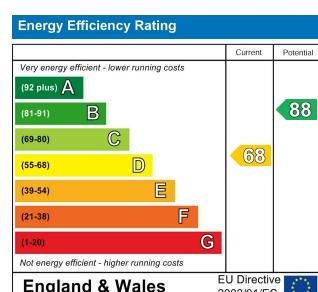
To the front of the property there is a fully paved garden which is enclosed by fencing and low maintenance

EPC Rating:

[Https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8308-6123-4340-0748-4996](https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8308-6123-4340-0748-4996)

Council Tax Band & EPC Rating:

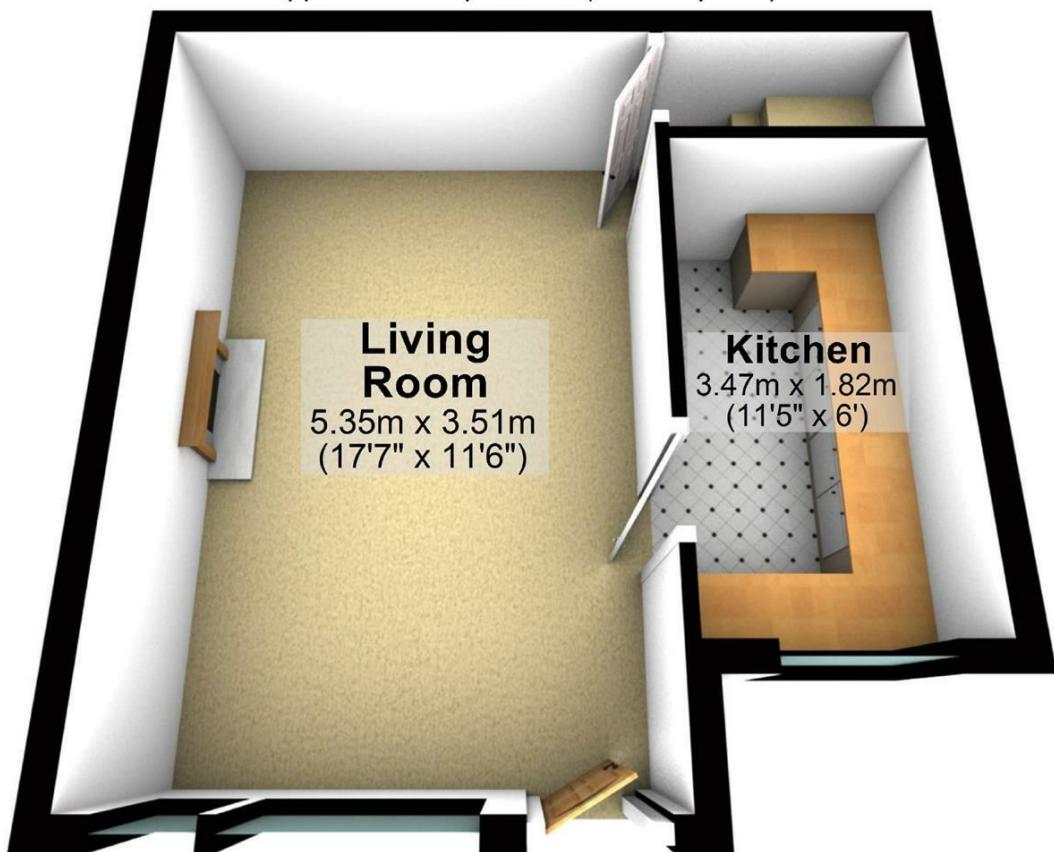
Council Tax Band: A / EPC Rating: D



Floor Plan

Ground Floor

Approx. 27.2 sq. metres (293.3 sq. feet)



First Floor

Approx. 24.2 sq. metres (260.1 sq. feet)

