



CORNERSTONE

# 179a Lower Wortley Road, Wortley, Leeds, LS12 4PU



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# 179a Lower Wortley Road

## £185,000

Surrounded by similar style homes, the property is within walking distance of local shops, amenities, and convenient bus routes, while still being just a short drive from Leeds City Centre.

Perfectly suited to first-time buyers, growing families, or investors, this home offers a range of attractive features including gas central heating, double glazing, off-street parking, a paved front garden, and a long stretching rear garden.

Inside, the property includes a welcoming entrance hallway, a spacious living room, and a well-appointed dining kitchen with direct access to the rear garden. Upstairs, you'll find two double bedrooms, a single bedroom, and a modern bathroom with WC.

Outside, the rear garden is a real highlight—generously sized with some fantastic views and ideal for family life or entertaining. It features a handy decking area, perfect for sitting out and enjoying the summer months, as well as a long stretching lawn.

### Entrance Hallway

Accessed via a part-glazed front entrance door with stained glass, the hallway features a laminated wood floor and a gas radiator.

### Living Room

A bright and comfortable space with a double glazed bay window to the front elevation, a central heating radiator, and a stylish fire surround housing a coal-effect electric fire.

### Open Kitchen/Diner

A spacious and modern kitchen fitted with a range of high-gloss wall, drawer, and base units, complemented by work surfaces and a stainless steel sink and drainer. Integrated appliances include a dishwasher, built-in oven, four-ring gas hob with a chimney-style extractor hood, and plumbing for a washing machine. The laminated wood floor continues through the space, which also benefits from an under-stairs storage cupboard, a central heating radiator, and a double glazed window to the side elevation. The kitchen enjoys plenty of natural light and offers fantastic views out to the rear garden through UPVC double glazed patio doors.

### Main Bedroom

A spacious double bedroom featuring a double glazed window to the front elevation and a gas radiator.

### Bedroom 2

Another well-proportioned double bedroom that benefits from some fantastic views over the back garden and beyond. A double glazed window and a gas radiator are both present.

### Bedroom 3

A single bedroom with a double glazed window to the side elevation

### Bathroom

A bright bathroom fitted with a modern white three-piece suite comprising a bath with shower over, a WC, and a wash basin. There is a frosted double glazed window to the rear elevation and a central heating radiator.

### Front Garden / Shared Driveway

The front garden is low maintenance, being mainly paved and gravelled. A gate provides access to the side entrance of the property.

### Back Garden

The rear garden can be accessed via the patio doors from the kitchen or through a gate from the front garden. It is a real highlight of the property—generously sized with some fantastic views, featuring a decked seating area perfect for enjoying the warmer months, as well as a long, stretching lawn ideal for families or entertaining. The garden also benefits from a handy outdoor storage shed as well as an external tap located on the side elevation.

TENURE - FREEHOLD.

Council Tax Band B

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file but may show on your credit search file.

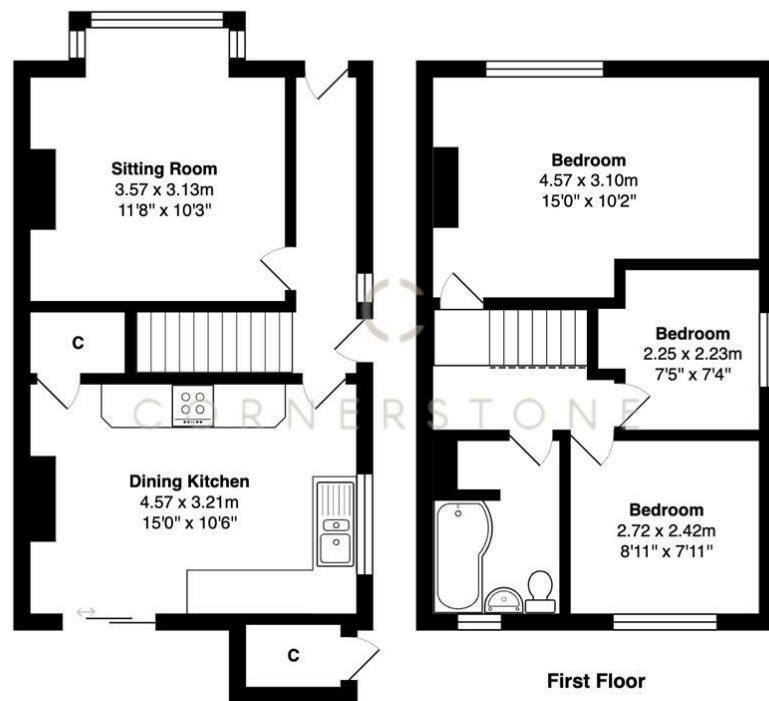
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office, and we will be happy to check where we reasonably can.

3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note that we have not tested the services or any of the equipment or







Ground Floor

First Floor

Total Area: 71.3 m<sup>2</sup> ... 768 ft<sup>2</sup>

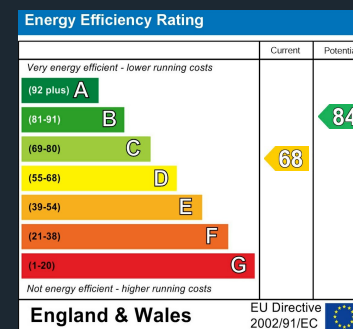
All measurements are approximate and for display purposes only

appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

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