

# KATH WELLS

ESTATE AGENTS & VALUERS



## 4 Greenside Drive, Leeds, LS12 4SF

**Offers Over £190,000**

NEW PRICE! A THREE BEDROOM home is being sold CHAIN FREE ON COMPLETION and is located within an established and sought after residential area of Wortley.

The ENTRANCE HALLWAY has stairs leading to the first floor, there is a LIVING ROOM and a separate DINING ROOM and a FITTED KITCHEN to the ground floor. To the first floor there are TWO DOUBLE BEDROOMS, a further SINGLE BEDROOM, a BATHROOM and a SEPARATE WC. There are FITTED WARDROBES to the master bedroom.

Externally there is ample PARKING to the front / side of the property, an low maintenance front garden, and a good sized REAR GARDEN with a paved seating area and a lawn. There is a storage garage.

The property is conveniently located for access to the motorway network (M62, M621, M1), within walking distance of local amenities and within the catchment area of several well regarded primary and high schools.

Only by viewing can you appreciate both the location and presentation of this superb family home.

EPC Rating: C

## GROUND FLOOR:

### Hallway:



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

### Living Room:



Double glazed window, central heating radiator, fireplace with a gas fire

### Dining Room:



Double glazed window, central heating radiator, fireplace with a gas fire

## Fitted Kitchen:



Double glazed window, a part glazed external door giving access to the garden, a range of wall, drawer & base units, work surfaces, cooker point, stainless steel sink and drainer, space for a fridge / freezer, plumbing for an automatic washing machine, central heating radiator

## FIRST FLOOR:

### Landing:

double glazed window, access to the first floor accommodation and to the loft space

### Bedroom One:



Double glazed window, central heating radiator, fitted wardrobes

### Bedroom Two:



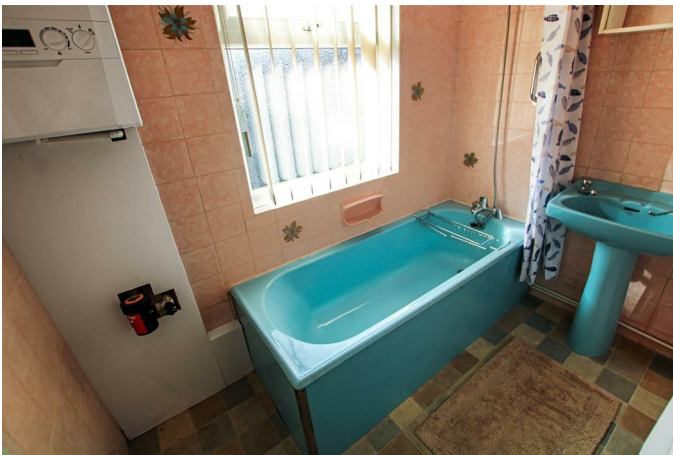
Double glazed window, central heating radiator

### Bedroom Three:



Double glazed window, central heating radiator

### Bathroom:



Double glazed window, a panelled bath with a shower above, wash basin, central heating radiator

### Separate WC:



Double glazed window, low flush WC

### TO THE OUTSIDE:



### Gardens:



The front garden is enclosed by a low wall and mainly low maintenance with some planting. The rear garden is a good size, enclosed by fencing and has a lawn, a paved seating area, an outside tap and access to under-house storage.

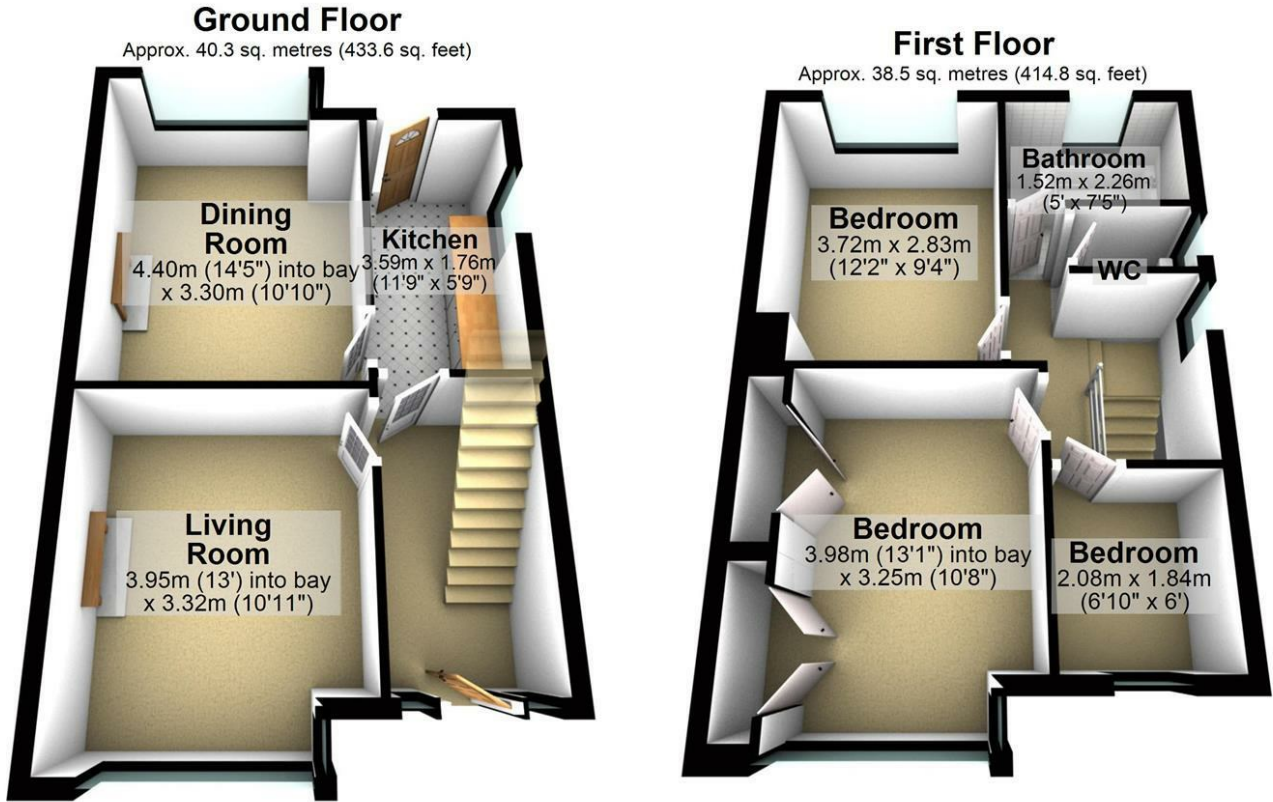
### Parking:

A driveway provides useful off street parking and access to a storage garage at the rear

### EPC LINK:

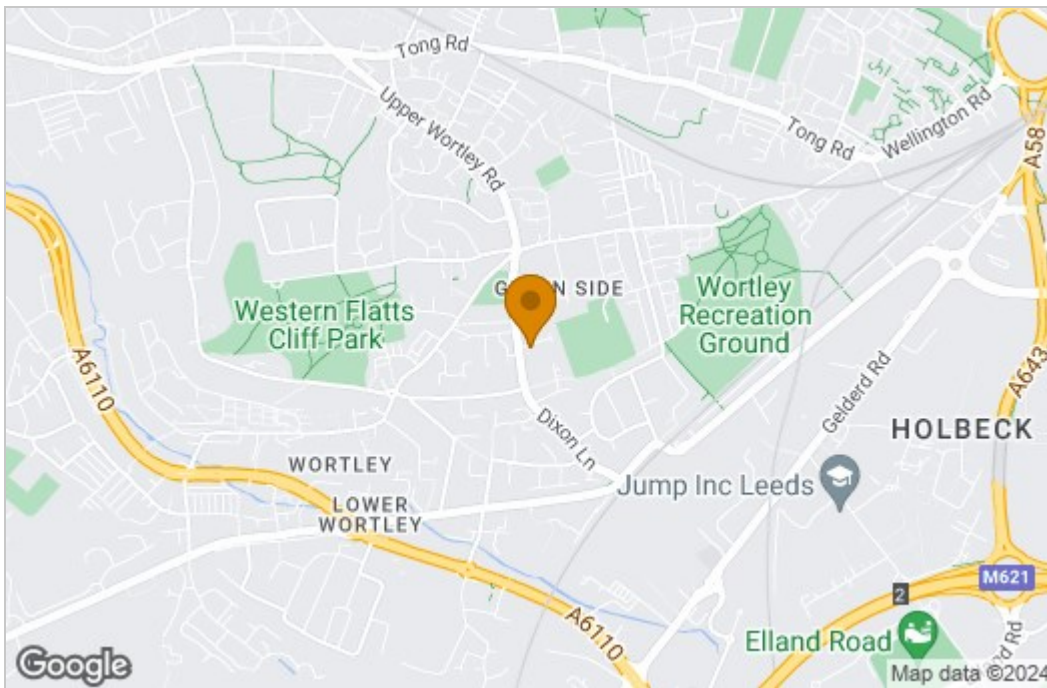
<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2433-3025-9207-9717-4200>

## Floor Plan

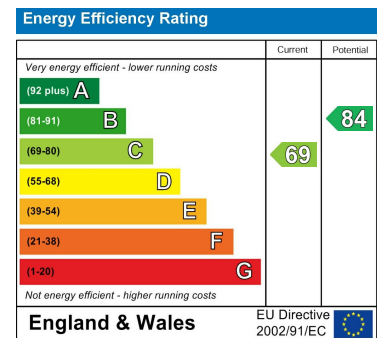


Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.