

# KATH WELLS

ESTATE AGENTS & VALUERS



## 84 Waterloo Lane, Leeds, LS13 2JF

**£339,995**

Being offered for sale is this FOUR BEDROOM SEMI DETACHED which has been EXTENDED to the ground and first floors create a SPACIOUS FAMILY HOME with THREE RECEPTION ROOMS, FOUR DOUBLE BEDROOMS and TWO BATH / SHOWER ROOMS.

Briefly throughout the property comprises of (to the ground floor) an ENTRANCE PORCH, a large HALLWAY with stairs rising to the first floor, a LIVING ROOM with a feature fireplace, a DINING ROOM with ample space for a large dining table and chairs, a CONSERVATORY with access to the rear garden, a large BREAKFAST KITCHEN with an ample fitted range of cabinets and some INTEGRAL APPLIANCES, a SITTING ROOM with a fireplace and hearth, and a GUEST CLOAKROOM / WC. To the first floor there are FOUR DOUBLE BEDROOMS, an EN-SUITE BATHROOM / WC to the master bedroom and a FAMILY SHOWER ROOM / WC. The loft space has the potential to be converted to provide an additional bedroom (subject to building and planning regulations).

Externally there is a pleasant garden to the front with a lawn and planted beds. The rear GARDEN has decked and block paved seating areas. A DRIVEWAY provides useful OFF STREET PARKING and access to a SINGLE INTEGRAL GARAGE (with power & light).

This property is conveniently located for access to well regarded schools, and Leeds City Centre. Local amenities can be found within walking distance and gyms, restaurants and bars etc. are a short drive / walk away. Early internal viewing is highly recommended and can be arranged by contacting the office.

EPC Rating: D

## GROUND FLOOR:

### Porch:

A double glazed porch with a dwarf wall, tiled flooring, access to the Hallway; an ideal space for boots and coats!

### Hallway:

Access from the porch via a part glazed front entrance door, stairs rising to the first floor, meter cupboard, under-stairs storage cupboard, tiled flooring, inset ceiling lights

### Living Room:



Double glazed window, central heating radiator, television point, a fireplace and hearth with a living flame gas fire

### Dining Room:



Double glazed patio doors through to the conservatory, conservatory, a fireplace and hearth with a gas fire, 'feature beams', ample space for a large dining table and chairs

### Conservatory:



A double glazed conservatory with access to the rear garden, tiled flooring; an ideal additional living space / playroom

### Sitting Room:



Double glazed window, central heating radiator, television point, laminated flooring, a fireplace and hearth with an electric stove effect fire

### Fitted Breakfast Kitchen:



Double glazed windows overlooking the rear garden, a good range of fitted wall, drawer & base units, display cabinets, work surfaces, integral kitchen appliances (dishwasher, automatic washing machine, tumble dryer) a 'Range Master' range style cooker with a gas hob and an extractor hood above, an inset 1 1/4 bowl stainless steel sink and drainer, space for a fridge / freezer, a part glazed external door giving access to the rear garden, inset ceiling lights, ladders style central heating radiator

### Inner Hallway:

Access to the Sitting Room, Breakfast Kitchen & Cloakroom / WC

### Cloakroom / WC:



A white suite comprising of a low flush WC, wash basin set into a vanity unit, tiled flooring

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation and to the loft space (the loft space has the potential for conversion to an additional bedroom subject to planning and building regulation approval), inset ceiling lights

### Master Bedroom:



A good sized double bedroom - double glazed window, central heating radiator, ample space for a good range of bedroom furniture

### Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with a glazed side screen and electric shower above, wash basin set into a vanity unit, low flush WC, ladder style central heating radiator

### Bedroom Two:



A good sized double bedroom - double glazed window, central heating radiator

### Bedroom Three:



A good sized double bedroom - double glazed window, central heating radiator

### Bedroom Four:



A good sized double bedroom - double glazed window, central heating radiator

### Family Shower Room / WC:



Double glazed window, a white suite comprising of a glazed shower cubicle with an electric shower, wash basin set into a vanity unit, low flush WC, central heating radiator, inset ceiling lights

### TO THE OUTSIDE:



### Gardens:



The front garden is enclosed by a wall and has a lawn, planted beds and a paved path leading to the front door. The rear garden is private and enclosed and has a decked seating area (accessible from the kitchen and the conservatory), a block-paved area, and an outside tap, making an ideal space for entertaining and al-fresco dining.

## Off Street Parking / Single Garage:

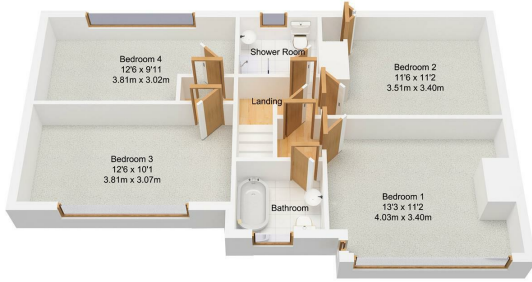


A block-paved driveway provides useful off street parking and access to the single detached garage (with power & light)

### **EPC Link:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/2106-6319-1156-0911-2121>

# Floor Plan

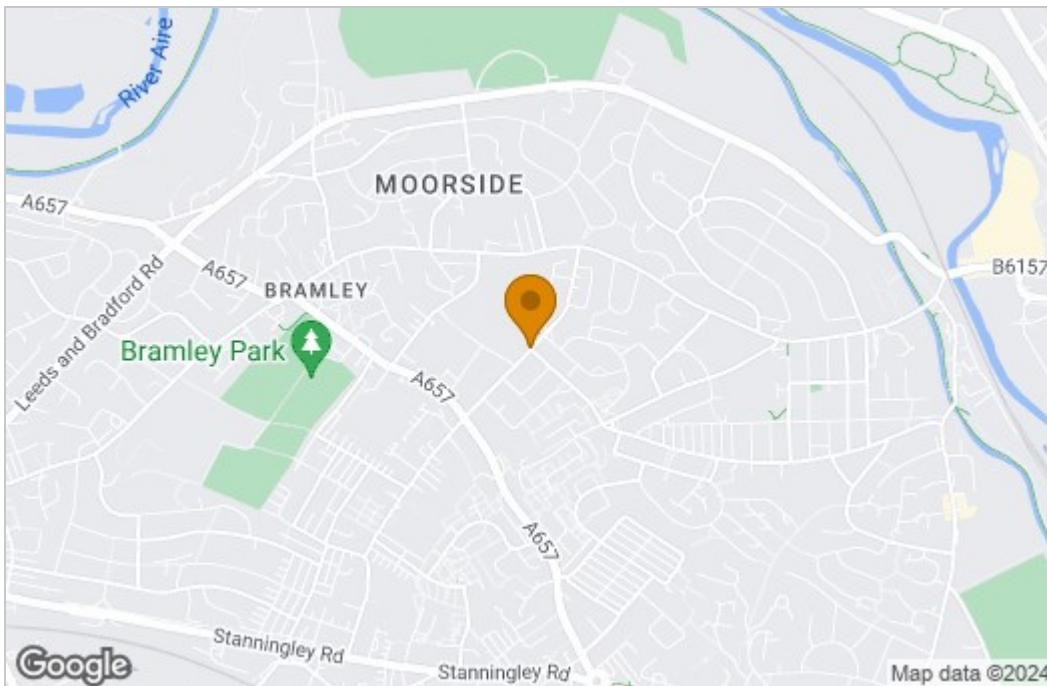


First Floor  
Approx. 58.20 sqm.  
(626.45 sqft.)

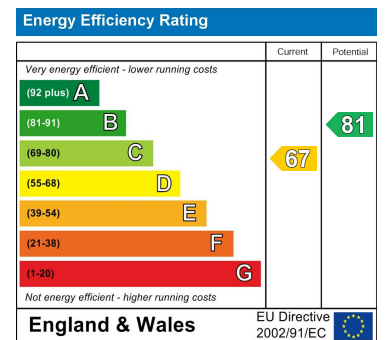


Ground Floor  
Approx. 67.10 sqm.  
(722.25 sqft.)

# Area Map



# Energy Efficiency Graph



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