

## **7 Ironstone Gardens Leeds**



### **4 Bedroom House - End Town House £329,995**

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
Tel: 0113 231 1033  
Fax: 0113 203 8333

**Web Site**  
[www.kathwells.com](http://www.kathwells.com)

**email**  
[sales@kathwells.com](mailto:sales@kathwells.com)

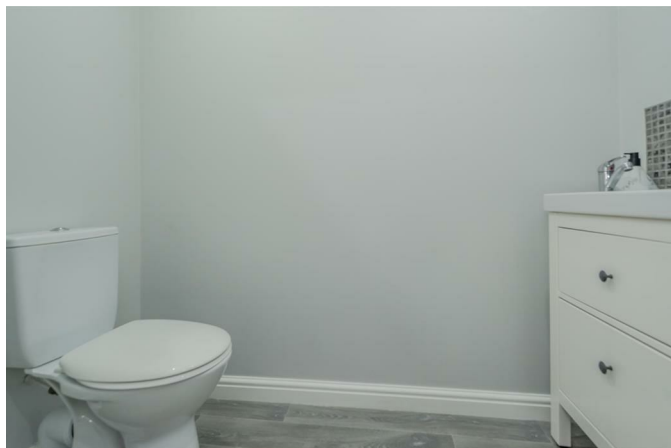
# 7 Ironstone Gardens, Farnley, Leeds, West Yorkshire, LS12 6LH

## GROUND FLOOR:

### Hallway:

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

### Cloakroom / WC:



A modern white suite comprising of a low flush WC and a wash basin set into a vanity unit, central heating radiator

### Fitted Dining Kitchen:



Double glazed window to the rear elevation, a modern luxury range of fitted wall, drawer & base units, a comprehensive range of Integral Kitchen Appliances (electric oven & grill, electric hob, dishwasher, automatic washing machine, double fridge / freezer, extractor hood), work surfaces, a breakfast bar, an inset circular sink with a mixer tap, under stairs storage cupboard, ample space for a dining table and chairs, vertical central heating radiator, double glazed French doors opening onto the rear garden

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation, stairs rising to the second floor, central heating radiator

### Living Room:



Two double glazed windows to the front elevation, television points, central heating radiator

### Bedroom Three:



Double glazed window to the rear elevation, central heating radiator

### Bedroom Four:



Double glazed window to the rear elevation, central heating radiator

### **Family Bathroom / WC:**



A luxury white suite comprising of a panelled jacuzzi bath with an overhead shower, wash basin and a WC, central heating radiator

### **SECOND FLOOR:**

#### **Landing:**

Access to the second floor accommodation, storage / airing cupboard, central heating radiator

#### **Master Bedroom:**



Double glazed window to the front elevation television point, a range of fitted wardrobes, central heating radiator

### **En-suite Shower Room / WC:**



A white fitted suite comprising of a glazed 'double' shower cubicle with a plumbed shower, wash basin set into a vanity unit and a WC, laminated flooring, central heating radiator

#### **Bedroom Two:**

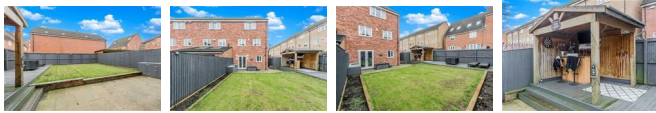


Double glazed window to the rear elevation, a range of fitted wardrobes, central heating radiator, television point

### **TO THE OUTSIDE:**



## Gardens:



The low maintenance front garden comprises of a wooden fence to one side and wrought iron railings to the other and some planted ornamental shrubs. The good sized has a lawn, paved and decked seating areas, external electric points and an outside tap. a wooden pergola with a roof and decked seating area (this space is currently set out as an outside bar), a garden kitchen with a gas barbeque and storage

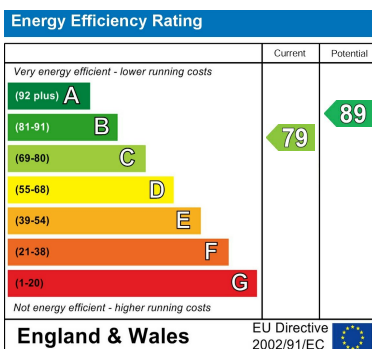
## Parking / Garage:

A driveway provides useful off street parking for up to five family cars and provides access to a garage with an up and over door.

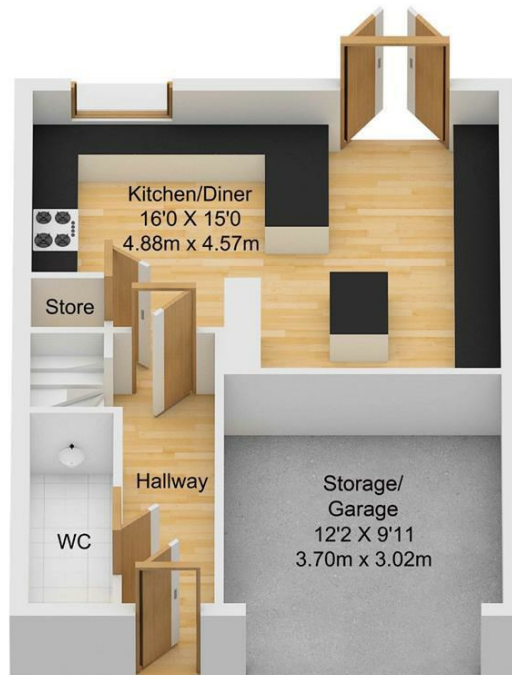
## EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2832-5027-1100-0957-4202>

## Energy Efficiency Graph



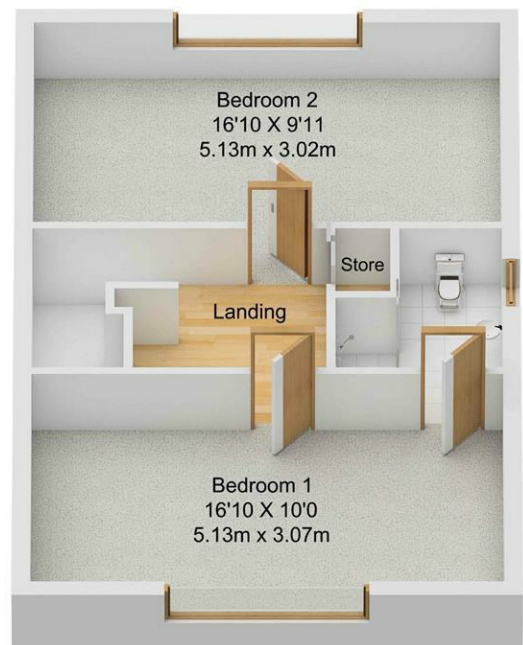
# Floor Plan



Ground Floor  
Approx. 42.93 sqm.  
(462 sqft.)



First Floor  
Approx. 42.93 sqm.  
(462 sqft.)



Second Floor  
Approx. 42.93 sqm.  
(462 sqft.)