



## 614 Leeds & Bradford Road Leeds



### 3 Bedroom House - Semi-Detached £275,000

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# 614 Leeds & Bradford Road, Bramley, Leeds, West Yorkshire, LS13 1HH

## GROUND FLOOR:

### Front Entrance Hall:

Access via a part glazed front, outer, composite door, central heating radiator, half decorated in grey below white, stairs rising to the first floor.

### Lounge:



Great size room, light, bright and airy, double glazed window to the front elevation, central heating radiator, television point, access to a good sized under stairs cupboard.

### Modern Fitted Dining Kitchen:



Double glazed patio doors leading to the garden at the rear, having a full range of modern white wall, base and drawer units with contemporary chrome handles, contrasting dark, washable work, surface over, electric oven, electric hob over and extractor fan above. Plumbed for an automatic washing machine, space for a fridge and freezer and boiler. Stainless steel sink unit with mixer tap, Modern tiled effect flooring.

### Cloak Room / W.C:



Spacious, larger than average w/c having a frosted double glazed window to the rear elevation, heated towel rail, modern low flush w/c, modern pedestal wash hand basin with glass splash back. Modern tile effect flooring. Extractor fan.

### Side Entrance Hall:

Part glazed, composite door leading into a spacious entrance hallway with storage to one side and a cloak room / w.c to the other side. Modern tile effect flooring.

## TO THE FRIST FLOOR:

### Landing Area:

Double glazed, side window, access to all rooms, access to the loft area which is partially boarded with a light.

### Bedroom One:



Double glazed window to the rear overlooking the garden, central heating radiator

### Bedroom Two:



Double glazed window to the front elevation, central heating radiator. The current owners utilised the space in this room during lockdown to create an office which is currently being used as a walk in wardrobe but is made of stud walling and can easily be taken down.

### Bedroom Three:



Double glazed window to the front elevation, central heating radiator.

### Bathroom / W.C:



Superb modern bathroom suite comprising low flush w/c and wash hand basin set into a tiled vanity unit. Panelled bath with shower off mains. and a shower screen. Tiled walls to the wet areas, vent axia and spotlight fitments. Frosted window to the rear, heated towel rail.

### OUTSIDE:



### Off Street Parking / Garage:

Parking for two cars to the front and side elevation. Access to the garage with an up and over door.

### Garden To The Front And Rear



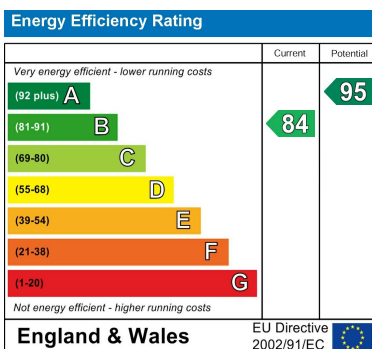
The garden to the front is paved, ideal for pot plants. the garden to the rear is of a good size, fenced in to three sides and having astro turf as a low maintenance alternative which can be taken up and re laid with lawn or flowerbeds.

### EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/9598-5043-7303-5023-8954>



## Energy Efficiency Graph



# Floor Plan



First Floor  
Approx. 43.60 sqm.  
(469.00 sqft.)



Ground Floor  
Approx. 43.60 sqm.  
(469.00 sqft.)