

**7 Green Hill Chase  
Leeds**



**3 Bedroom House - Detached  
£245,000**

69 Lower Wortley Road  
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Leeds  
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# 7 Green Hill Chase, Wortley, Leeds, West Yorkshire, LS12 4HF

## Utility Room:

### GROUND FLOOR:

#### Entrance Hallway:

Access via a part glazed front entrance door, stairs rising to the first floor, storage cupboard

#### Living Room:



Double glazed bay window, central heating radiator, laminated flooring, television point, door through to the dining kitchen

#### Extended Dining Kitchen / Family room:



A good sized Family / Dining / Fitted Kitchen: Double glazed windows, a modern range of fitted wall, drawer & base units, work surfaces, an inset sink and drainer, a range of integral appliances (dishwasher, fridge, electric fan assisted oven / grill, gas hob, extractor hood), under-stairs storage cupboard, dining area with ample space for a large table and chairs, central heating radiators, glazed double doors opening onto the rear garden



Double glazed window, fitted cabinets, work surfaces, plumbing for an automatic washing machine, space for a tumble dryer, central heating radiator

#### Cloakroom / WC:



Double glazed window, a low flush WC, wash basin, central heating radiator

### FIRST FLOOR:

#### Landing:

Access to the first floor accommodation, double glazed window, access to an insulated and part boarded loft space, airing / storage cupboard

### **Bedroom One:**



Double glazed window, television point, central heating radiator, a range of free standing wardrobes with sliding doors may be included subject to offer

### **Bedroom Two:**



Double glazed window, central heating radiator, laminated flooring

### **Bedroom Three:**



Double glazed window, central heating radiator, laminated flooring

### **Bathroom / WC:**



Double glazed window, a three piece suite comprising of a panelled bath with a glazed side screen and plumbed shower, was basin and low flush WC set into a vanity unit, ladder style central heating radiator / towel warmer, tiling to the walls and floor

### **TO THE OUTSIDE:**

#### **Gardens:**



The front garden is open plan and has a lawn and planted beds. The rear garden is enclosed, mainly low maintenance, and benefits from having decked and paved seating areas, a storage garage, and an outside tap

#### **Drive Off Road Parking :**

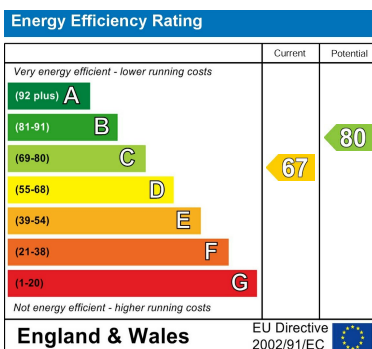


A driveway runs to the front of the property and provides useful off street parking for several family cars

#### **EPC LINK:**

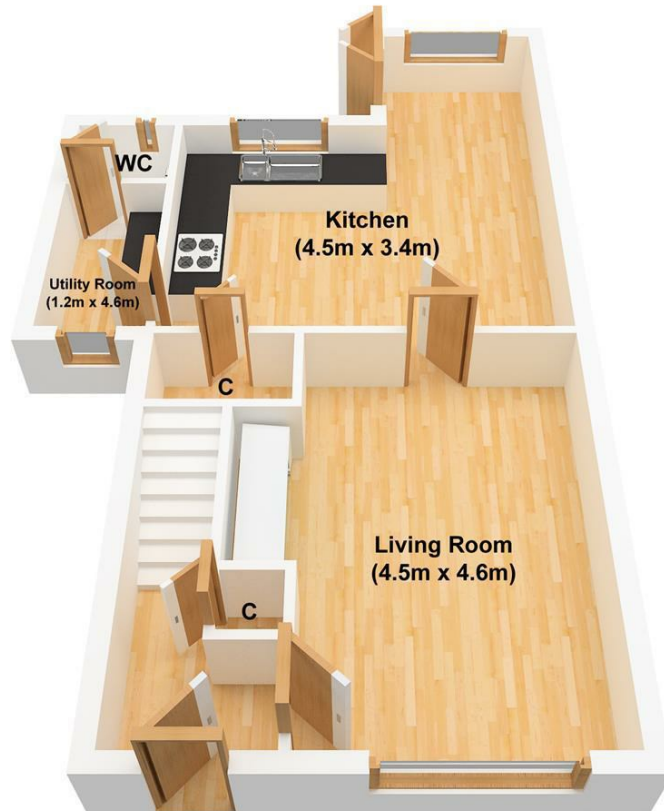
<https://find-energy-certificate.service.gov.uk/energy-certificate/0945-0207-5204-5527-2604>

## Energy Efficiency Graph



# Floor Plan

## Ground Floor



## First Floor

