



33 Walkers Lane Leeds



3 Bedroom House - Semi-Detached £220,000

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

Web Site
www.kathwells.com

email
sales@kathwells.com

33 Walkers Lane, Wortley, Leeds, West Yorkshire, LS12 4AP

GROUND FLOOR:

Hallway:

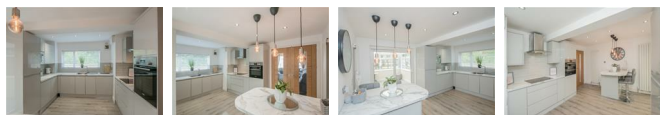
Access via a front entrance door, stairs rising to the first floor

Living Room:



Double glazed window, central heating radiator, glazed internal doors, double doors through to the dining room

Modern Fitted Dining Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, Island unit / breakfast bar, a range of integral kitchen appliances (electric hob, extractor hood, eye level electric oven / grill, fridge / freezer, dishwasher, automatic washing machine), inset ceiling lighting, doors through to the conservatory

Conservatory:



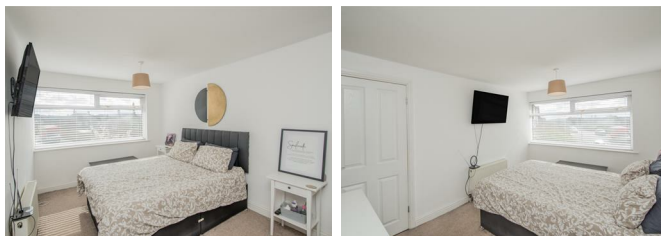
A double glazed conservatory with a dwarf wall, glazed external door giving access to the garden, ceiling fan / light

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

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:

Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a modern white suite comprising of a shower bath with a shower above, a wash basin and low flush WC set into a vanity unit, central heating radiator, modern tiling

TO THE OUTSIDE:



Gardens:



The front garden is semi open plan and low maintenance. The rear garden is enclosed and has a decked seating area and a paved seating area

Off Street Parking / Garage / Driveway:

A driveway provides useful off street parking and access to a single detached garage

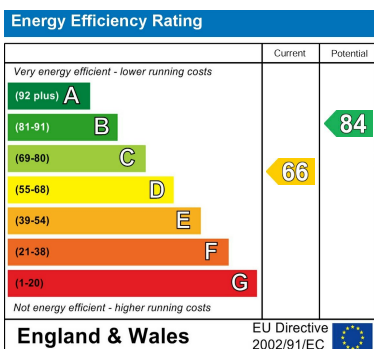
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0354-2898-6625-2500-2381>

Council Tax Band & EPC Rating:

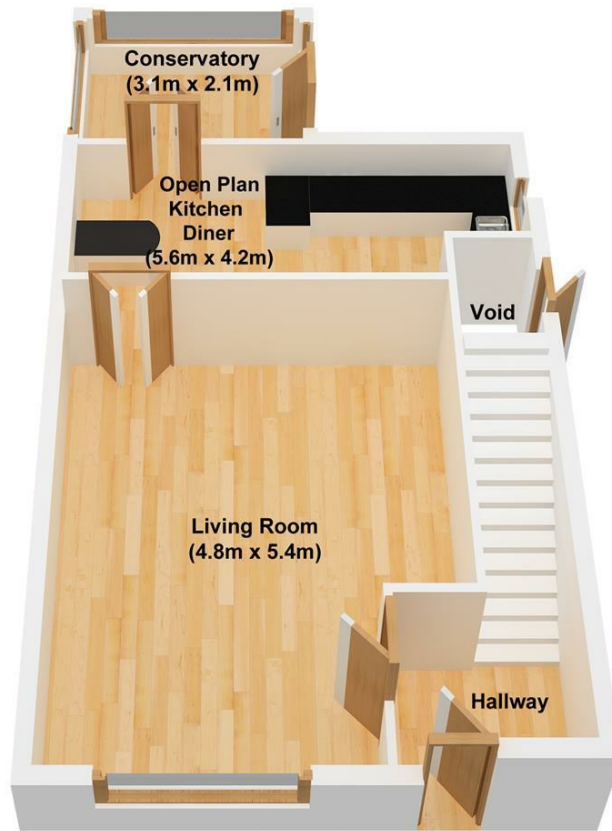
EPC Rating: D / Council Tax Band: B

Energy Efficiency Graph



Floor Plan

Ground Floor



First Floor

