

# KATH WELLS

ESTATE AGENTS & VALUERS



## 4 Ryedale Holt, Leeds, LS12 4TT Offers In The Region Of £220,000

\* THREE BEDROOM SEMI DETACHED PROPERTY \*\* POPULAR RESIDENTIAL AREA OF WORTLEY \*\* CLOSE TO RING ROAD AND MOTORWAY NETWORK \*\* OFF STREET PARKING TO THE FRONT \*\* GARAGE TO THE SIDE \*\* ENCLOSED GARDEN TO THE REAR \*\* IN NEED OF A GENTLE UPGRADE \* CUL DE SAC POSITION\*\* VACANT POSSESSION ON COMPLETION \*

A very well presented THREE BEDROOM SEMI DETACHED situated in a popular residential area of Wortley and being offered with NO ONWARD CHAIN ON COMPLETION . To the ground floor the property has an ENTRANCE HALLWAY, stairs rising to the first floor, a SPACIOUS LIVING ROOM , a DINING KITCHEN providing access to the rear garden. To the first floor there are THREE BEDROOMS and a THREE PIECE SUITE IN THE BATHROOM / WC. Externally the property has a good sized rear enclosed PET AND CHILD SAFE GARDEN which is mainly DECKED for easy maintenance, GARAGE TO THE SIDE and a DRIVEWAY to the front providing useful off street parking. This property is situated within walking distance of local amenities and bus routes to surrounding areas. Leeds city centre, the Outer Ring Road and the M621 motorway are only a short drive away Viewings can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com.

EPC Rating : C  
Council Tax Band: C

## GROUND FLOOR:

### Entrance Hall:

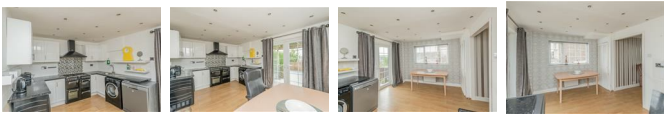
Half glazed composite outer front door, central heating radiator, spot light fitments, wood effect flooring, stairs to the first floor, access to the lounge.

### Living Room:



Double glazed, bay window to the front elevation, central heating radiator, wood effect flooring, archway leading to the dining kitchen.

### Dining Kitchen:



Wall and base units with washable work surface over, showing its age but functional, splash back tiling, large Stoves oven and gas hob top, extractor hood over, plumbed for an automatic washing machine and dish washer, sink unit. Spot light fitments. Access to the under stairs storage housing the boiler which is approximately two years old. Double glazed French doors leading to the rear, decked garden.

## FIRST FLOOR:

### Landing Area:

Double glazed window to the side elevation, access to the loft, spot light fitments.

### Bedroom One:



Double glazed window to the front elevation. Central heating radiator.

### Bedroom Two:



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

### Bedroom three



Double Glazed window, Central Heating

### Bathroom / W.C



Frosted double glazed window to the rear, central heating radiator, three piece suite comprising low flush w/c, pedestal wash hand basin and panelled bath. The walls are tiled half way and there are spot light fitments to the ceiling.

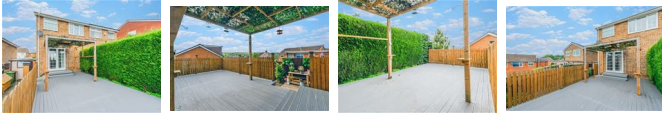
## OUTSIDE:

### Garage & Driveway:



The property has off road parking leading to a garage with an up and over door.

## Gardens:



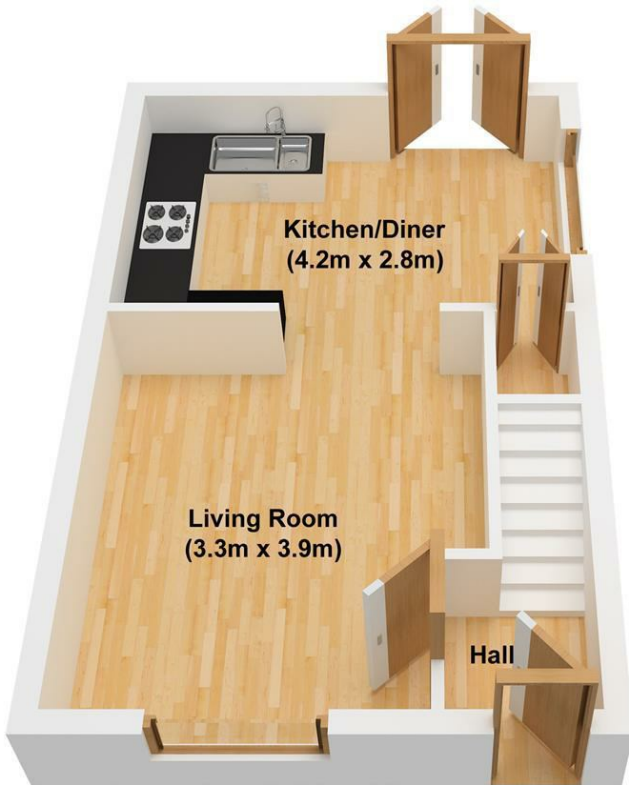
There is a garden area to the front. The good sized garden to the rear is accessed from the French doors in the dining kitchen. There is decking split over two levels offering low maintenance to this sunny spot.

## EPC

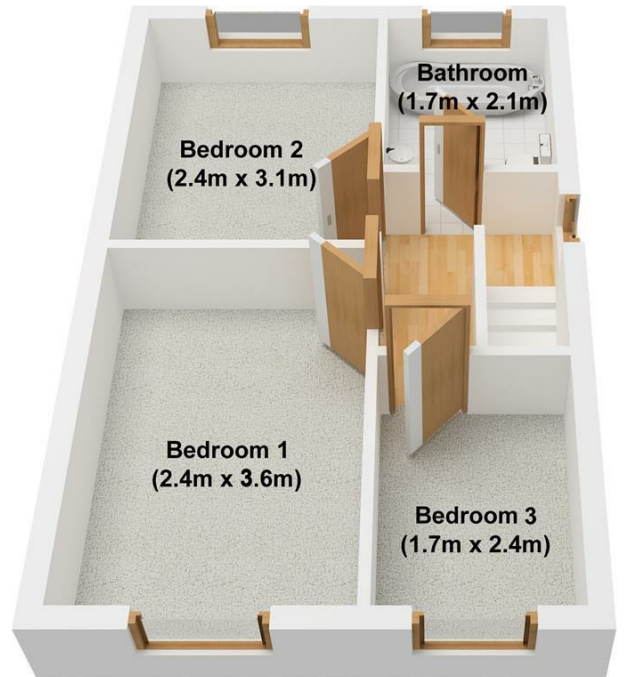
<https://find-energy-certificate.service.gov.uk/energy-certificate/2070-4815-6040-7203-9725>

## Floor Plan

### Ground Floor



### First Floor



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.