



73 Silver Royd Hill Leeds



3 Bedroom House - Semi-Detached £229,995

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73 Silver Royd Hill, Wortley, Leeds, West Yorkshire, LS12 4QQ

GROUND FLOOR:

Entrance Hallway:

Access via an external door, built in storage cupboards

Cloakroom / WC:

Double glazed window, a modern white suite comprising of a low flush WC, wash basin, ladder style central heating radiator, extractor fan

Fitted Dining Kitchen:

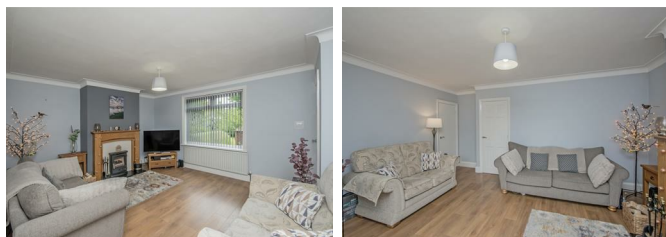


Double glazed window, a range of fitted wall, drawer & base units, glazed display cabinets, work surfaces, stainless steel sink and drainer, space for a fridge / freezer, free standing gas oven, laminated flooring, ample space for a dining table and chairs, central heating radiator

Utility Room:

Double glazed window, fitted wall cabinets, plumbing and space for an automatic washing machine and tumble dryer, laminated flooring

Living Room:



Double glazed window, a fireplace and hearth with a log burning stove, television point, central heating radiator, under-stairs storage cupboard, laminated flooring

Rear Hallway:

A part glazed external door giving access to the rear garden, stairs rising to the first floor, central heating radiator

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation, access to the loft space

Bedroom One:



Double glazed window, central heating radiator

Bedroom Two:



Double glazed window, central heating radiator, fitted wardrobes

Bedroom Three:



Double glazed window, central heating radiator, fitted wardrobes

Bathroom / WC:

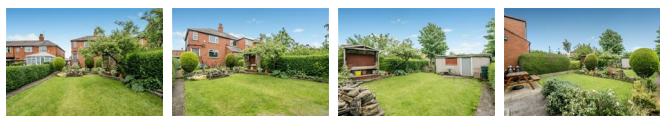
<https://find-energy-certificate.service.gov.uk/energy-certificate/2080-7815-5040-3200-0771>



Double glazed window, a white suite comprising of a panelled bath with an electric shower above, wash basin, low flush WC, central heating radiator, built-in storage cupboard

TO THE OUTSIDE:

Gardens:



The front garden has a lawn and an outside tap. The rear garden is a good size and has two lawns, beds planted with ornamental shrubs and a paved patio / seating area

Off Street Parking & Single Garage:



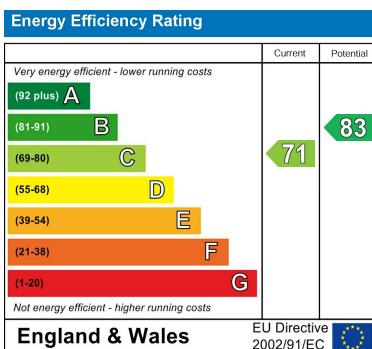
There is a single garage to the rear of the property which has power and light. A driveway provides useful off street parking to the front of the property

EPC Rating & Council Tax Band

EPC Rating: C / Council Tax Band: B

EPC Link:

Energy Efficiency Graph



Ground Floor



First Floor

