



40 Wolley Avenue Leeds



3 Bedroom House - Semi-Detached £200,000

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40 Wolley Avenue, New Farnley, Leeds, West Yorkshire, LS12 5DX

GROUND FLOOR:

Entrance Hallway:

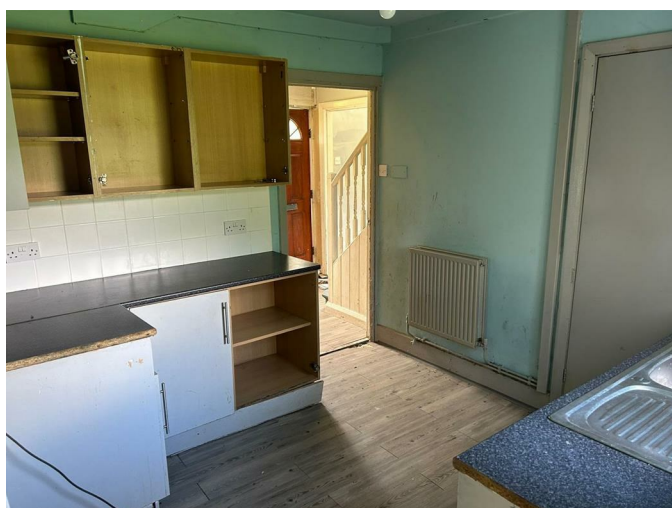
Double glazed window, a part glazed external door, central heating radiator, stairs rising to the first floor

Living Room:



Double glazed windows to two aspects, central heating radiators, a good sized living room with space for a dining table and chairs

Kitchen:



Double glazed window, wall drawer & base units, work surfaces, stainless steel sink and drainer, electric cooker point, plumbing for an automatic washing machine, space for a fridge / freezer, large pantry / storage cupboard

Bathroom / WC:



A ground floor bathroom / WC, a white suite comprising of a low flush WC, wash basin, bath with an electric shower above, storage cupboard, central heating radiator

Rear Hallway:

Two external doors giving access to the side of the property and to the rear garden, access to a large storage room

FIRST FLOOR:

Landing:

Access to the first floor accommodation, access to the loft space, central heating radiator, double glazed window

Bedroom One:



Double glazed window to two aspects, central heating radiator, original feature fire place, storage cupboard

Bedroom Two:



Double glazed window, central heating radiator, storage cupboard

Bedroom Three:



Double glazed window, central heating radiator

TO THE OUTSIDE:

Driveway:

A driveway to the front of the property provides off street parking

Gardens:



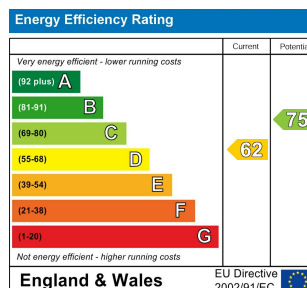
The front garden is a good size. The rear garden is a good size

EPC Link:

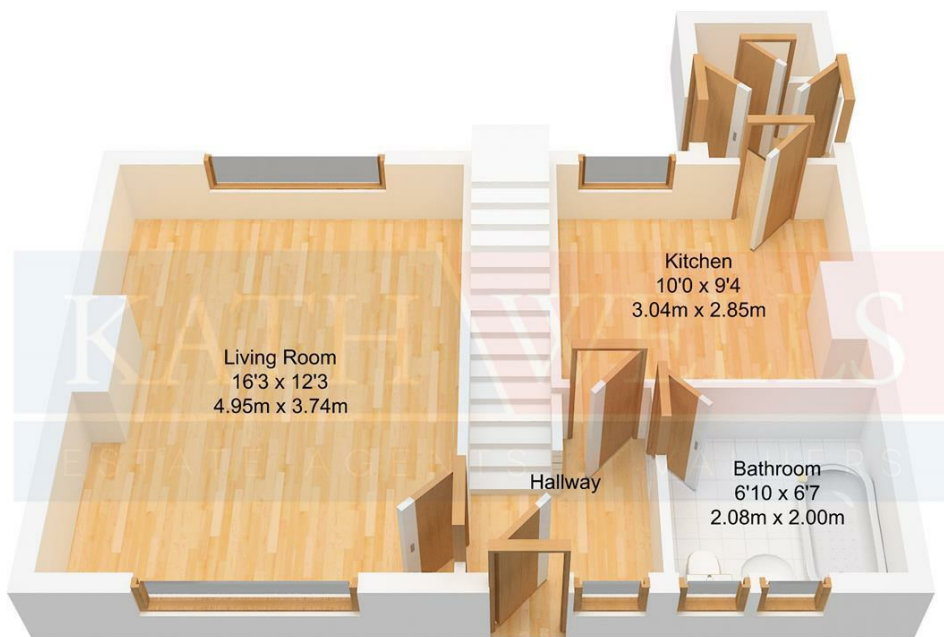
<https://find-energy-certificate.service.gov.uk/energy-certificate/9796-3033-2209-5124-7204>

EPC Rating & Council Tax Band

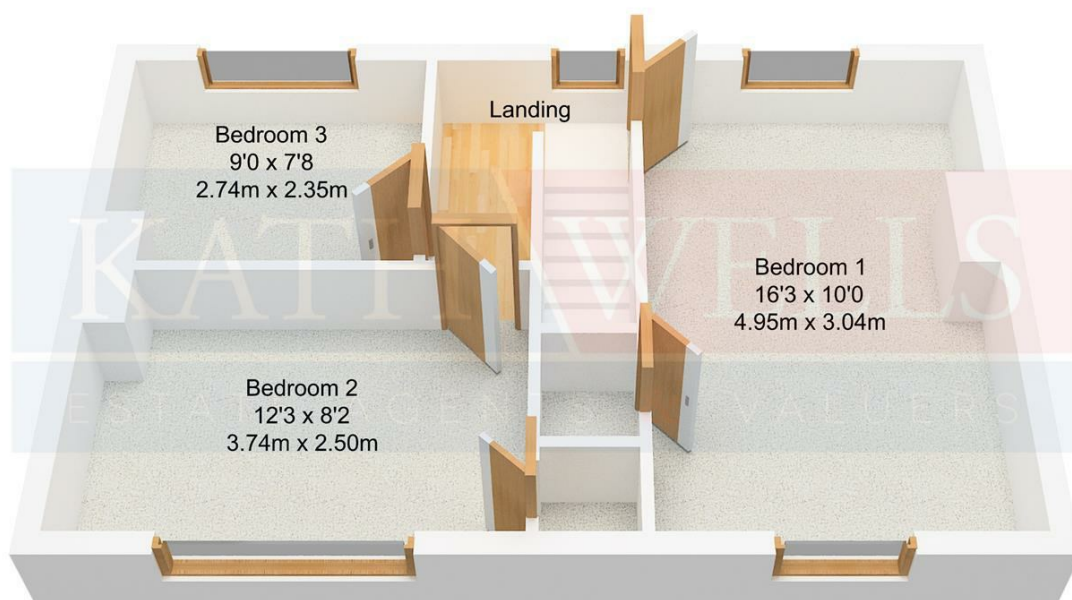
EPC Rating: D / Council Tax Band: B



Floor Plan



Ground Floor
Approx. 41.60 sqm.
(448.00 sqft.)



First Floor
Approx. 38.40 sqm.
(413.00 sqft.)