



## 123 Blue Hill Lane Leeds



## 2 Bedroom House - Semi-Detached £189,950

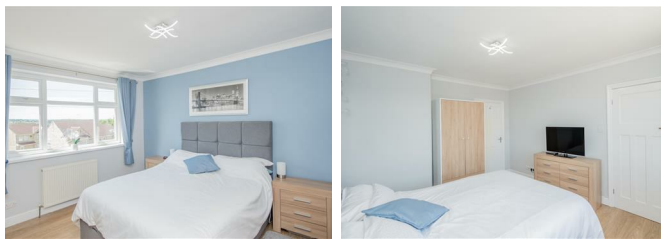
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# 123 Blue Hill Lane, Wortley, Leeds, West Yorkshire, LS12 4NX

## Bedroom One: 12'11" x 11'02"



Double glazed window, central heating radiator, laminated floor covering, a good sized built in storage cupboard, ceiling coving

## GROUND FLOOR:

### Entrance Hallway:

Access via a recently fitted front entrance door, stairs rising to the first floor, central heating radiator

### Living Room:

14'04" x 11'02"



Double glazed window, a modern fire surround and hearth, an inset living flame gas fire, laminated flooring, ceiling coving, central heating radiator, television points with connections for Sky TV, recently decorated

### Fitted Dining / Breakfast Kitchen:

14'00" x 11'02"



Double glazed windows, a part glazed external door giving access to the garden, a modern range of fitted wall, drawer & base units, work surfaces, built under double electric oven, four ring gas hob, extractor hood above, inset stainless steel sink and drainer with mixer taps, plumbing for an automatic washing machine, plumbing for a dishwasher, pantry, space for a fridge / freezer, inset ceiling lights

## FIRST FLOOR:

### Landing:

Double glazed window, access to the first floor accommodation, access to the LOFT ROOM via a pull down loft ladder

### Bedroom Two:

7'04" x 8'08"



Double glazed window, central heating radiator, laminated floor covering

### Bathroom / WC:

6'08" x 5'06"



Double glazed window, a modern white suite comprising of a panelled bath with a glazed side screen and shower, wash basin, low flush WC, a ladder style central heating radiator / towel warmer



### **Loft Room:**

Accessed via a pull down loft ladder from the landing, two double glazed Velux windows, plastered walls, laminated floor covering

### **TO THE OUTSIDE:**



### **Gardens:**



A good sized front garden with a lawn and beds containing a variety of ornamental shrubs and plants. To the rear the garden has a paved patio area, a lawn and beds containing a variety of ornamental shrubs and plants.

### **Parking / Garage:**



A good sized driveway provides useful off street parking for several family sized cars and access to a single detached garage


### **EPC Link:**

### **EPC Rating & Council Tax Band:**

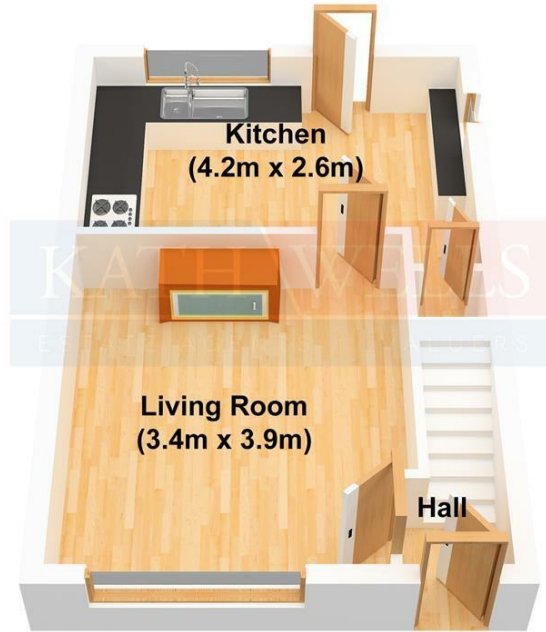
Council Tax Band: B / EPC Rating: tbc



## Energy Efficiency Graph

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

## Ground Floor



## First Floor

