

5 Hill End Close Leeds



3 Bedroom Bungalow - Semi Detached £249,995

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5 Hill End Close, Upper Armley, Leeds, West Yorkshire, LS12 3PP

GROUND FLOOR:

Fitted Kitchen:



Access via a part glazed side entrance door, a range of fitted wall, drawer & base units, work surfaces, an inset sink and drainer, built under electric oven / grill, gas hob with an extractor above, integrated fridge, plumbing for an automatic washing machine

Inner Hallway:



Stairs rising to the first floor, access to the ground floor accommodation, central heating radiator, large under-stairs storage cupboard

Living Room:



Double glazed window, a fireplace and hearth with an inset fire, central heating radiator, space for a dining table and chairs, television point

Bedroom One:



Double glazed window, central heating radiator, fitted wardrobes providing useful storage and hanging space

Bedroom Two:



Double glazed French doors opening onto the rear garden, central heating radiator - this room could be used as a dining room

Shower Room / WC:



Double glazed window, wash basin and WC set into a vanity unit, a glazed corner shower cubicle with shower, central heating radiator

FIRST FLOOR:

Landing:

Access to the first floor bedroom, storage cupboards

Bedroom Three:



Double glazed window, central heating radiator

TO THE OUTSIDE:



Off Street Parking / Garage:

A driveway runs to the side of the property providing useful off street parking and access to a single detached garage with power, light, and an up and over door

Gardens Front & Rear:




The front garden is mainly low maintenance. The rear garden is enclosed and has a lawn, planted beds, a paved patio / seating area, an outside tap, and external lighting

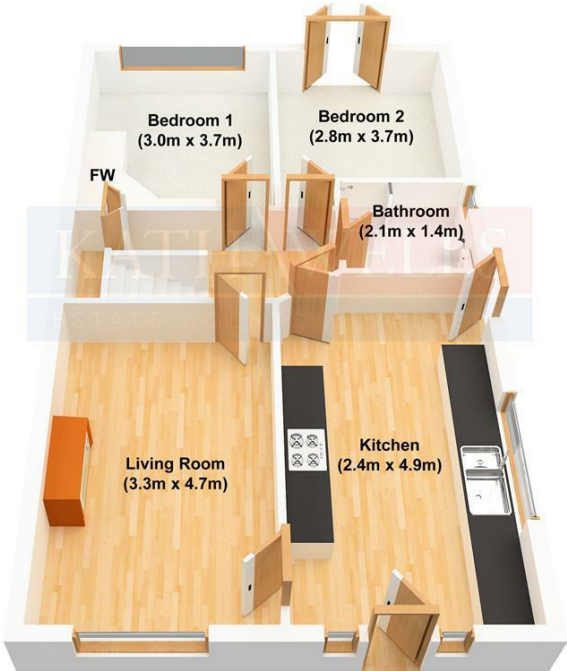
Epc Link:

EPC Rating & Council Tax Band:

Council Tax Band: C / EPC Rating: tbc

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

Ground Floor



First Floor

