

**319 Lower Wortley Road
Leeds**



**3 Bedroom House - Semi-Detached
£220,000**

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319 Lower Wortley Road, Wortley, Leeds, West Yorkshire, LS12 4QB

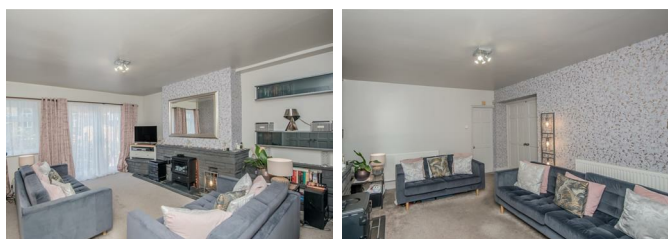
LOWER GROUND FLOOR:

Fitted Dining Kitchen:



External door giving access from the garden, a range of fitted wall, drawer & base units, work surfaces, Island unit / breakfast bar, inset sink and drainer, space for a fridge / freezer, plumbing for an automatic washing machine, built in oven and hob, ample space for a dining table and chairs

Living Room:



Double glazed French doors opening onto the garden, double glazed window, fireplace and hearth, central heating radiator, television point, stairs rising to the first floor and down to the cellar.

Cellars:

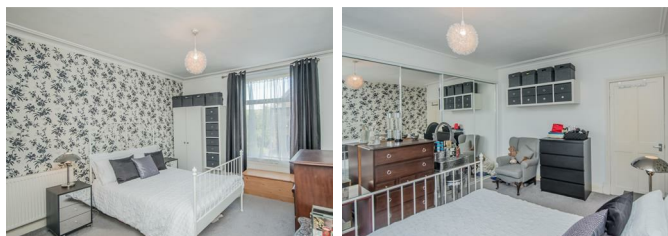
A useful storage area

UPPER GROUND FLOOR:

Hallway / Landing:

Access via a front entrance door, stairs rising to the first floor, access to the lower ground floor accommodation

Master Bedroom:



Double glazed window, a range of fitted wardrobes / storage, central heating radiator

Bathroom / WC:



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

FIRST FLOOR:

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator

TO THE OUTSIDE:

Gardens:



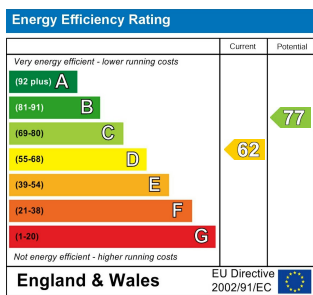
A very pleasant low maintenance garden with a seating area

Council Tax Band & EPC Rating

Council Tax Band: D / EPC Rating: D

EPC LINK:

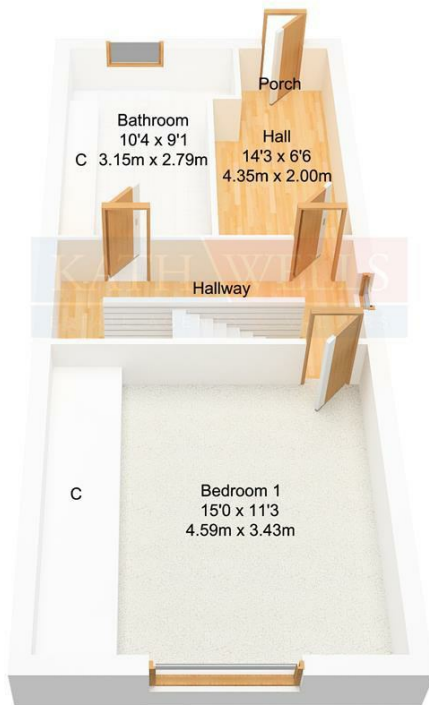
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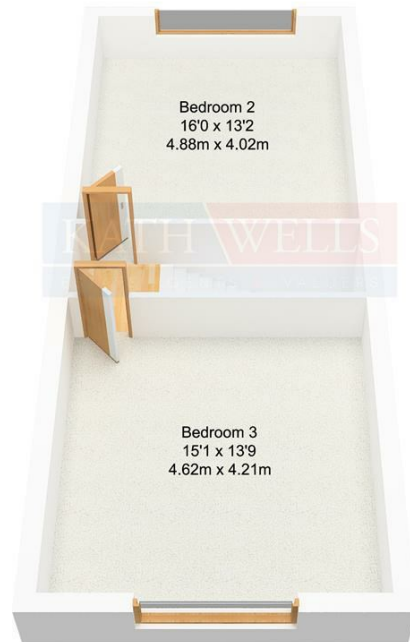
Floor Plan



Ground Floor
Approx. 71.26 sqm.
(767.03 sqft.)



First Floor
Approx. 48.46 sqm.
(521.61 sqft.)



Second Floor
Approx. 46.26 sqm.
(497.93 sqft.)