

KATH WELLS

ESTATE AGENTS & VALUERS

16 Walsh Lane Leeds



3 Bedroom House - Detached £410,000

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The Dolls House, 16 Walsh Lane, New Farnley, Leeds, West Yorkshire, LS12 5EJ

GROUND FLOOR:

Entrance Porch:

A good sized entrance porch with a dwarf wall and double glazed windows, a part glazed external door, tiled flooring, a useful area for coats and boots

Living Room:



Double glazed window, a modern electric wall mounted fire, central heating radiator, double doors opening onto the fitted dining kitchen, a glazed door to the porch, open plan stairs rising to the first floor, wood effect flooring

Open Plan Fitted Dining Kitchen / Family Room:



A good sized entertaining and living space with a fitted kitchen, dining area, and second sitting room

Fitted Kitchen:



A range of fitted wall, drawer & base units, work surfaces, pull out larder unit, a range of integral appliances (electric oven / grill, induction hob, extractor fan, dishwasher, fridge / freezer, pull out larder unit), stainless steel sink and drainer, inset ceiling lights, open plan to the dining / living area

Sitting Room & Dining Area:



Double glazed French doors opening onto the rear garden, a double glazed 'lantern style' roof light, central heating radiators, ample space for a dining table and chairs and lounge furniture, inset ceiling lights, wood effect flooring

Inner Hallway:

Access to the utility / shower room, cloakroom / WC, and integral garage. Wood effect flooring

Cloakroom / WC:

A wash basin and WC set into a vanity unit, ladder style central heating radiator / towel warmer.

Utility / Shower Room:

Double glazed window, wall and base units, work surfaces, an inset stainless steel sink and drainer, a walk-in shower area with a plumbed shower

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation and to the loft room

Bedroom One:



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

Bedroom Two:



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

Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a white suite comprising of a panelled jacuzzi / spa bath with a shower above (telephone style shower mixer taps), wash basin and WC set into a vanity unit, ladder style central heating radiator / towel warmer, fully tiled walls, extractor fan

Loft Room:



Accessed from the landing via pull down folding steps, double glazed Velux window, power and light

TO THE OUTSIDE:



The property fronts onto Walsh Lane and affords open views over farmland

Off Street Parking & Garage:



Gated access to a block paved driveway which provides useful off street parking and access to the single attached garage. The garage has an up and over door, a workshop / storage area to the rear, an external door giving access to the rear garden and internal access to the inner hallway

Gardens:



The front garden has been block paved providing additional parking, there are planted beds containing a variety of ornamental shrubs, and a 'gas style lamp and post' (wired up for electricity and working).

The rear garden is private, enclosed; this garden is of a substantial size and benefits from having a large lawn, a rockery, a summer house with power and light, hedge borders, external lighting and a paved patio / seating area

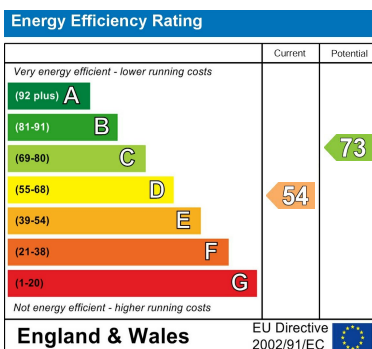
EPC LINK:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2205-1185-3381-1785-3814>

Council Tax Band & EPC Rating

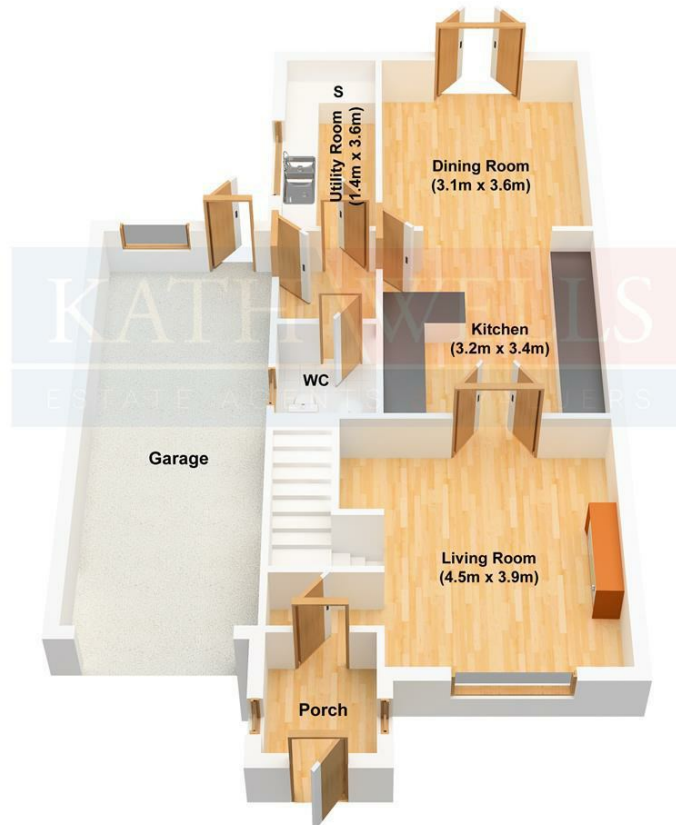
Council Tax Band: C / EPC Rating: E

Energy Efficiency Graph



Floor Plan

Ground Floor



First Floor

