



173 Lower Wortley Road Leeds



2 Bedroom House - Mid Terrace £169,995

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

Web Site
www.kathwells.com

email
sales@kathwells.com

173 Lower Wortley Road, Wortley, Leeds, West Yorkshire, LS12 4PU

GROUND FLOOR:

Hallway:

Access via a part glazed front entrance door, stairs rising to the first floor, central heating radiator, laminated flooring

Living Room:



Double glazed bay window, fireplace and hearth with a coal effect living flame fire, central heating radiator, television point

Fitted Dining Kitchen:



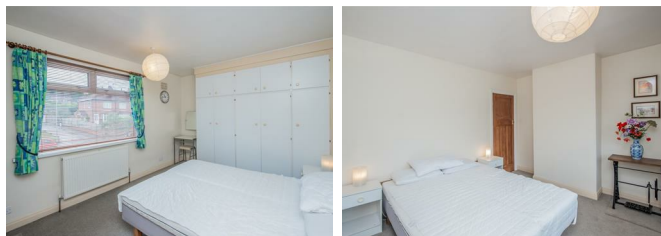
Double glazed window, double glazed external door giving access to the garden, a range of fitted wall, drawer & base units, work surfaces, inset sink and drainer, built under electric oven / grill, gas hob, extractor hood above, integrated fridge, space for a freezer, ample space for a dining table and chairs, central heating radiator, under-stairs storage with plumbing for an automatic washing machine, the central heating boiler is housed in an accessible wall cupboard

FIRST FLOOR:

Landing:

Access to the first floor accommodation, access to an insulated loft space

Bedroom One:



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

Bedroom Two:



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

Shower Room / WC:



Double glazed window, a modern white suite comprising of a glazed shower cubicle with a plumbed shower, wash basin, low flush WC, ladder style central heating radiator / towel warmer, and full height storage cupboard

TO THE OUTSIDE:

Gardens:



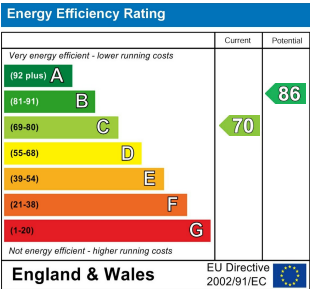
The front garden is enclosed by a low wall. The rear garden is a good size and has hedge and fenced borders, a lawn, a paved patio / seating area and some planting. There is a brick built storage shed in the rear garden.

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: C

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2020-1818-4040-0209-2791>



Ground Floor



First Floor

