



## 526 Whitehall Road Leeds



### 4 Bedroom House - Detached £450,000

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

Web Site  
[www.kathwells.com](http://www.kathwells.com)

email  
[sales@kathwells.com](mailto:sales@kathwells.com)

# 526 Whitehall Road, New Farnley, Leeds, West Yorkshire, LS12 5HZ

## LOWER GROUND FLOOR:

### Storm Porch:

A useful semi open storm porch leading to the front door

### Split Level Entrance Hallway:



The front door opens onto a hallway with a tiled floor (access to the downstairs cloakroom / WC), open tread wooden stairs with a glass balustrade rise to a half landing with access to the living room / dining room and the fitted breakfast kitchen; stairs rise to the first floor, column radiator

### Cloakroom / WC:

Double glazed window to the front elevation, a modern suite comprising of a low flush WC with a concealed cistern and a vanity wash basin, extractor fan

## GROUND FLOOR:

### Open Plan Living Room & Dining Room:



Double glazed windows to the front and rear elevations, two column radiators, television point, a modern 'hole in the wall' fire place with a log effect modern gas fire, good sized dining area with ample space for a table and chairs, modern laminated flooring in a chevron design, open plan to the family room

### Family Room:



Double glazed French doors opening onto the rear garden, modern laminated flooring in a chevron design, open plan to the breakfast kitchen

### Fitted Breakfast Kitchen:



Double glazed windows to the rear and side elevations, a modern range of luxury fitted cabinets, work surfaces, an island unit & breakfast bar with cabinets below, an inset five burner gas hob, a range of luxury integral kitchen appliances (electric oven / grill, microwave, warming drawer, fridge / freezer, dishwasher, automatic washing machine), an integral Mirror TV, an inset sink with a mixer tap, LED feature lighting, modern laminated flooring in a chevron design, column radiator

### Sitting Room / Bedroom Four:



Double glazed window to the side elevation, double glazed French doors to the front leading to a Juliet balcony

## FIRST FLOOR:



**Landing:**



Access to the bedrooms and bathroom, access to an insulated and part boarded loft space via a pull down loft ladder, double glazed window to the rear elevation, shelving

**Master Bedroom:**



Double glazed window and doors opening onto a balcony, a range of fitted wardrobes with mirrored fronts providing useful storage and hanging space, column radiator

**Bedroom Two:**



Double glazed window to the front elevation, double glazed French doors leading to a Juliet balcony, column radiator, a good sized double bedroom with ample space for wardrobes and bedroom furniture

**Bedroom Three:**



Double glazed window to the side elevation, column radiator, built in storage / wardrobes & drawers

**Bath & Shower Room / WC:**



Double glazed window to the side elevation, a modern 'floating' wash basin, low flush WC with a concealed cistern, a modern freestanding bath with pedestal taps, a large walk-in shower cubicle with 'mirrored doors', a plumbed rainfall shower with a separate hand wand, inset lighting, modern floor and wall tiles, column radiator

**TO THE OUTSIDE:**

**Parking:**



A good sized driveway provides useful off street parking for several cars and access to a single integral garage with an up and over door, power and light

**Gardens:**



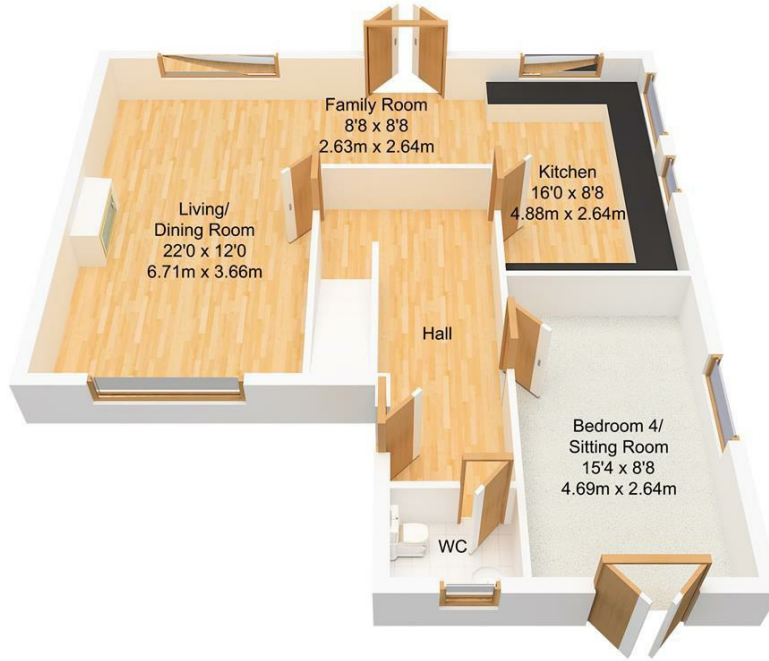
A large plot with gardens to all sides of the property. The garden is mainly enclosed by fencing and laid to lawn with some planting, paved seating areas and an outside tap.

**EPC Link :**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0293-0207-2404-3420-2200>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# Floor Plan



Ground Floor  
Approx. 72.80 sqm.  
(783.70 sqft.)



First Floor  
Approx. 56.10 sqm.  
(603.40 sqft.)