

3 Moor View Leeds



4 Bedroom House - End Terrace £385,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
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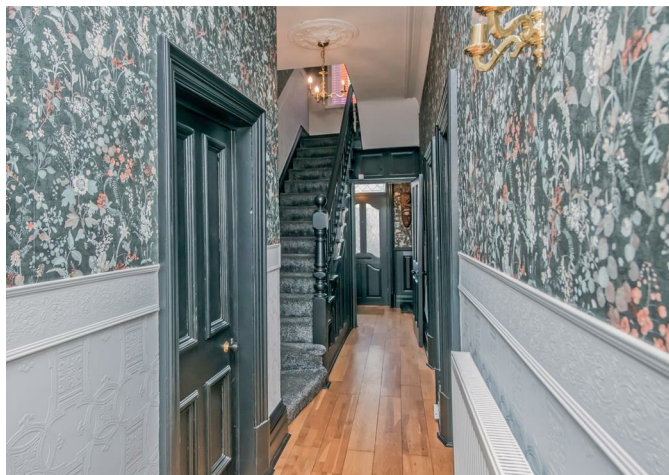
Web Site
www.kathwells.com

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sales@kathwells.com

3 Moor View, Armley, Leeds, West Yorkshire, LS12 3HJ

GROUND FLOOR:

Hallway:



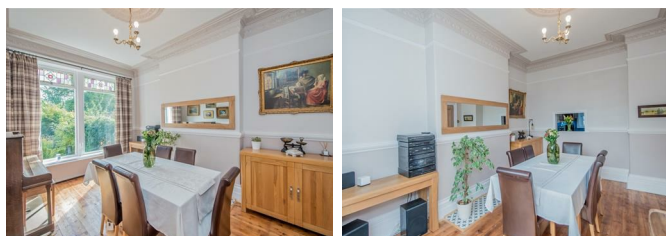
Access via a front entrance door, entrance vestibule, glazed (stained & leaded) door through to main hallway, solid wood flooring, staircase rising to the first floor, access to the ground floor accommodation, rear vestibule, access to the rear garden, many original features, central heating radiator

Living Room:



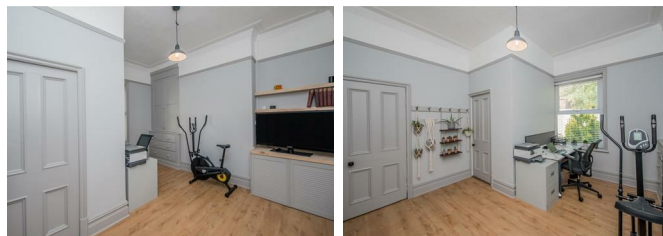
Stained Glass Windows overlooking the private rear garden, fireplace and hearth with an inset fire, Solid wood flooring, original ornate plasterwork and ceiling rose, central heating radiators

Dining Room:



Windows overlooking the private rear garden, original ornate plasterwork and ceiling rose, central heating radiator, ample space for a large dining table and chairs

Study / Home Office / Sitting Room:



Double glazed window, original built in storage cupboards, central heating radiator

Guest Cloakroom / WC:



Double glazed window, low flush WC, wash basin, tiled flooring

Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, an electric double oven / grill, five burner gas hob with an extractor above, an inset 1 1/4 bowl sink, space for an American style fridge / freezer, plumbing for an automatic washing machine, serving hatch through to dining room, solid wood flooring and dishwasher included.

Cellars:

Accessed via a staircase from the hallway, divided into three areas making an ideal space for storage and a workshop with power and light

FIRST FLOOR:

Landing:



A half landing with a feature stained glass window, two central heating radiators, the main landing gives access to the first floor accommodation and has stairs rising to the second floor

Master Bedroom:



Double glazed window, a range of fitted wardrobes, built in storage, central heating radiator, television point

En-suite Shower Room:



Double glazed window, a glazed shower cubicle with a rainfall shower, wash basin set into a vanity unit, ladder style central heating radiator / towel warmer

Bedroom Two:



Double glazed window, built in storage / wardrobes, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator, built in storage / wardrobes

Family Bathroom / WC:



Double glazed window, a luxury four piece suite comprising of a glazed corner shower cubicle with a spa shower, a bath with central taps, 'his & hers' wash basins, low flush WC, inset ceiling lights, central heating radiator

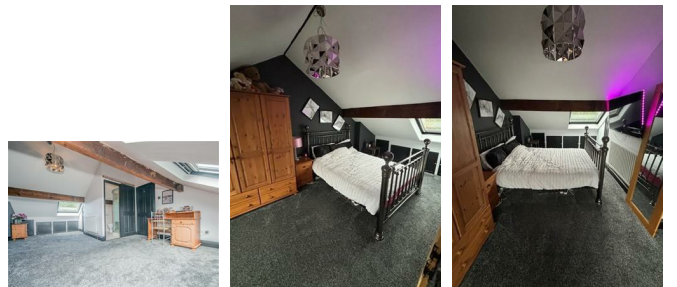
SECOND FLOOR:

Home Office / Study / Sitting Area / Playroom:



A spacious landing area which lends itself to a variety of uses, three double glazed Velux windows, two central heating radiators, and Original beams.

Bedroom Four:



A large double bedroom, three double glazed Velux windows, storage to the eaves, original beam, storage cupboard behind en-suite, and two radiators.

En-suite Shower Room / WC:

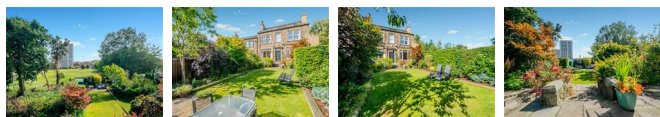


A glazed corner shower cubicle with an electric shower, low flush WC, wash basin, ladder style central heating radiator / towel warmer, extractor fan

TO THE OUTSIDE:



Gardens:



The area to the rear of the property is mainly devoted to parking. The garden is a good size, private and enclosed, and has a lawn, a paved patio / seating area, and mature borders containing a variety of ornamental shrubs small trees.

Off Street Parking / Single Garage:



Yorkshire stone flags and sets form a large parking area to the front of the property and give access to a single detached garage with an up and over door. There is additional parking to either side of the garage.

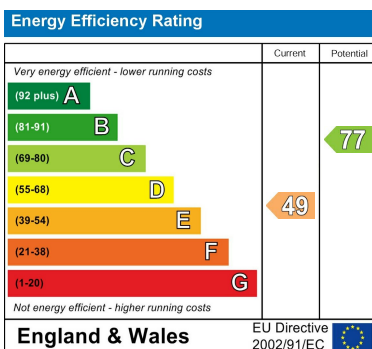
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0017-0207-6904-3717-2300>

Council Tax Band / EPC Rating:

Council Tax Band: C / EPC Rating: t.b.c.

Energy Efficiency Graph

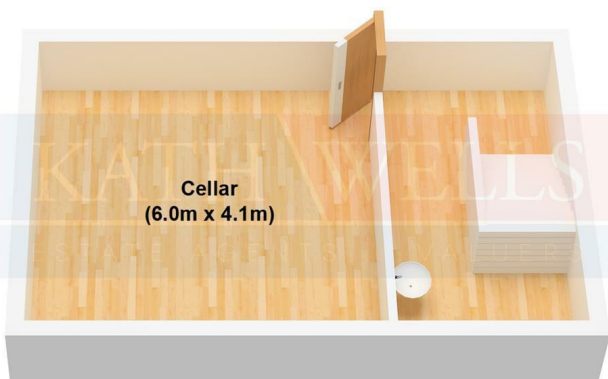


Floor Plan

Ground Floor



Lower Ground Floor



First Floor

