

# KATH WELLS

ESTATE AGENTS & VALUERS

## 10 Windmill Court Leeds



## 3 Bedroom House - Townhouse £210,000

69 Lower Wortley Road  
Wortley  
Leeds  
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# 10 Windmill Court, Lower Wortley, Leeds, LS12 4WB

## GROUND FLOOR:

### Hallway:

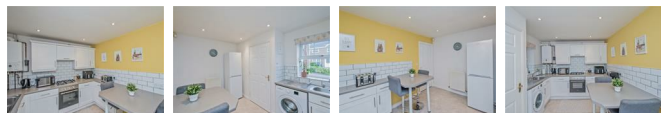
Access via a composite entrance door, double glazed window, central heating radiator

### Cloakroom / WC:



Double glazed window, central heating radiator, a white suite comprising of a low flush WC and a wash basin

### Fitted Breakfast Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, breakfast bar, work surfaces, built under electric oven / grill, four burner gas hob with an extractor above, an inset stainless steel sink and drainer, plumbing for an automatic washing machine, space for a fridge / freezer, central heating radiator, inset ceiling lights

### Living Room & Dining Area:



Double glazed French doors opening onto the rear garden, television point, central heating radiator, television point, open plan staircase leading to the first floor, ample space for a range of living room and dining room furniture

## FIRST FLOOR:

### Landing:

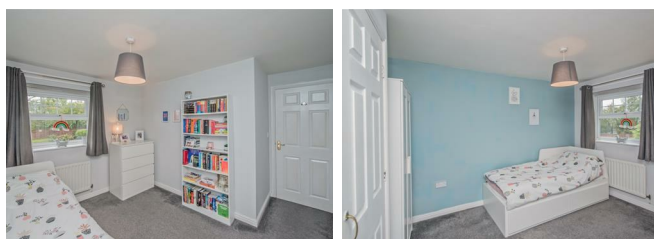
Access to the first floor accommodation, access to the loft space, central heating radiator

### Bedroom One:



Double Bedroom - double glazed window, central heating radiator

### Bedroom Two:



Double Bedroom - double glazed window, central heating radiator

### Bedroom Three:



Single Bedroom - double glazed window, central heating radiator

### Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a plumbed shower above and a glazed side screen, low flush WC, wash basin, ladder style central heating radiator / towel warmer, inset ceiling lights, extractor fan

## TO THE OUTSIDE:

## Gardens:



The front garden is open plan, laid to lawn and has an outside tap. A passage-way gives access from the front to the rear of the property. The rear garden is enclosed and has a a decked seating area, and low maintenance areas.

## Off Street Parking:



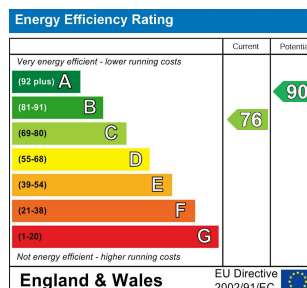
There is an allocated parking space providing useful off street parking for one family sized car. Ample visitor parking is available on street.

## Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: tbc

## EPC Link:

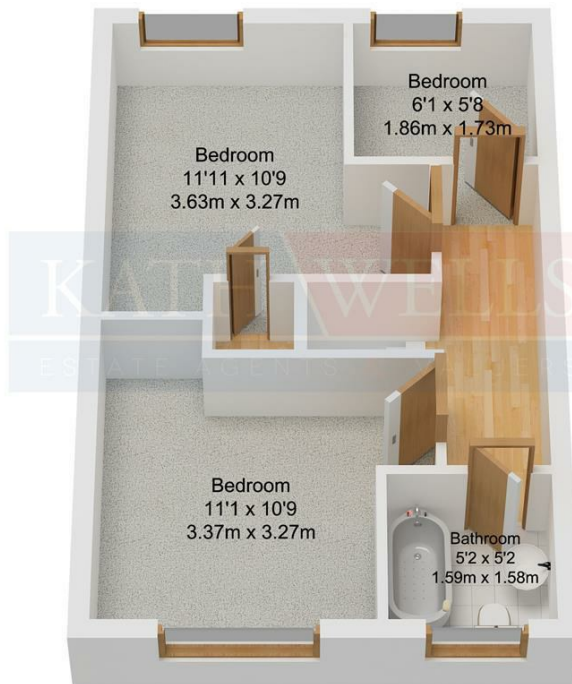
<https://find-energy-certificate.service.gov.uk/energy-certificate/0212-0207-0004-2653-2300>



# Floor Plan



**Ground Floor**  
Approx. 33.10 sqm.  
(356.28 sqft.)



**First Floor**  
Approx. 31.00 sqm.  
(333.68 sqft.)