



146 Green Hill Road, Leeds, LS13 4AN

Offers In The Region Of £225,000

A spacious TWO BEDROOM EXTENDED SEMI DETACHED PROPERTY situated in a popular residential area on the outskirts of Bramley. The property has been MAINTAINED & DECORATED to a HIGH STANDARD and benefits from having a MODERN FITTED KITCHEN and a MODERN BATHROOM SUITE, and an extension to the rear ground floor creating a dining room.

Briefly throughout the property comprises of a HALLWAY with stairs rising to the first floor, a good sized LIVING ROOM with tiled flooring and a large bay window overlooking the garden, a MODERN FITTED KITCHEN with a good range of cabinets and some integral appliances (electric oven / grill, electric hob, extractor hood), a DINING ROOM with French doors opening onto the rear garden, TWO FIRST FLOOR BEDROOMS (one of which has a range of fitted bedroom furniture and wardrobes), and a MODERN BATHROOM / WC with a white suite and a shower over the bath.

Externally there are GARDENS TO THE FRONT & REAR. The rear garden is a good size and has a paved patio / seating area and an extensive lawned area with mature planting.

Local amenities and bus routes are within walking distance. The Outer Ring Road, Motorway Networks Bramley Railway Station and Leeds City centre are a short drive away.

Early internal viewing is highly recommended and can be arranged by contacting our office on 0113 231 1033 / sales@kathwells.com

EPC Rating: D / Council Tax Band: B

GROUND FLOOR:

Hallway:



Access via a side entrance door, stairs rising to the first floor, central heating radiator

Living Room:



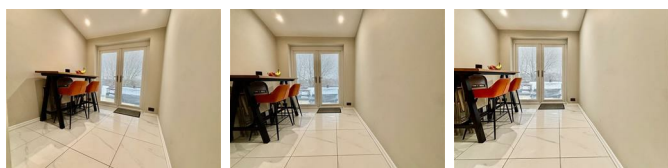
Double glazed bay window, central heating radiator, television point, tiled flooring

Fitted Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, built under electric oven / grill, electric hob, extractor hood, plumbing for an automatic washing machine, space for a fridge / freezer, an inset sink, tiled flooring, inset ceiling lights, semi open plan to the dining room

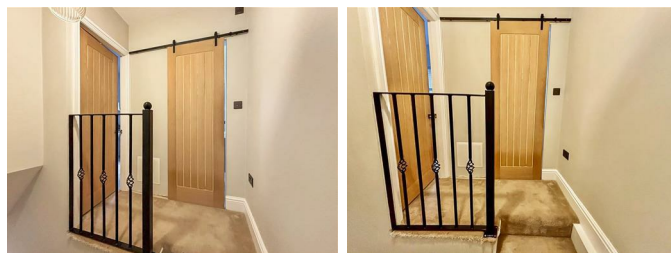
Dining Room:



Double glazed French doors opening onto the rear garden, tiled flooring, inset ceiling lights, ample space for a dining table and chairs

FIRST FLOOR:

Landing:



Access to the first floor accommodation,

Bedroom One:



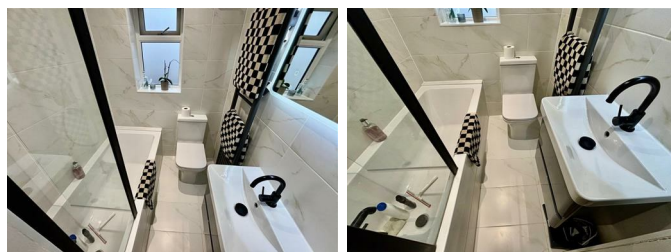
Double glazed bay window, a good sized double bedroom, a range of fitted bedroom furniture and fitted wardrobes

Bedroom Two:



Double glazed window

Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a glazed side screen and a shower above, wash basin set into a vanity unit, low flush WC, ladder style central heating radiator / towel warmer, modern wall and floor tiling

TO THE OUTSIDE:



Gardens:



The front garden is enclosed by a low wall, fencing and a hedge; this garden has a variety of planted shrubs. The rear garden is a good size and benefits from having a paved patio / seating area and an extensive semi-lawned area with mature planting

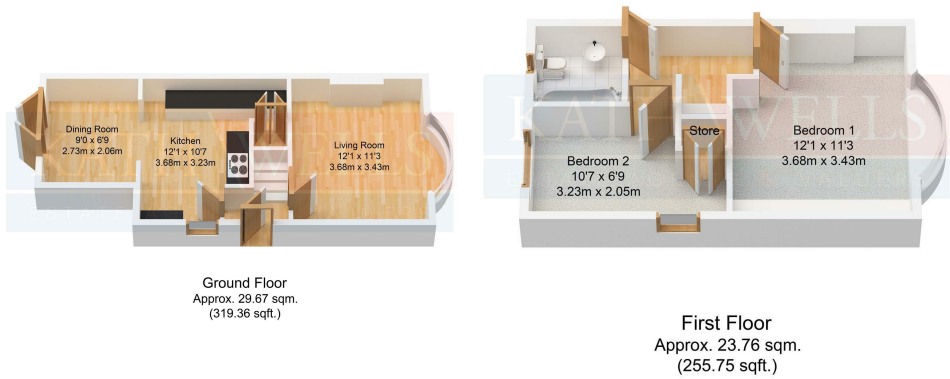
EPC Rating & Council Tax Band:

EPC Rating: D / Council Tax Band: B

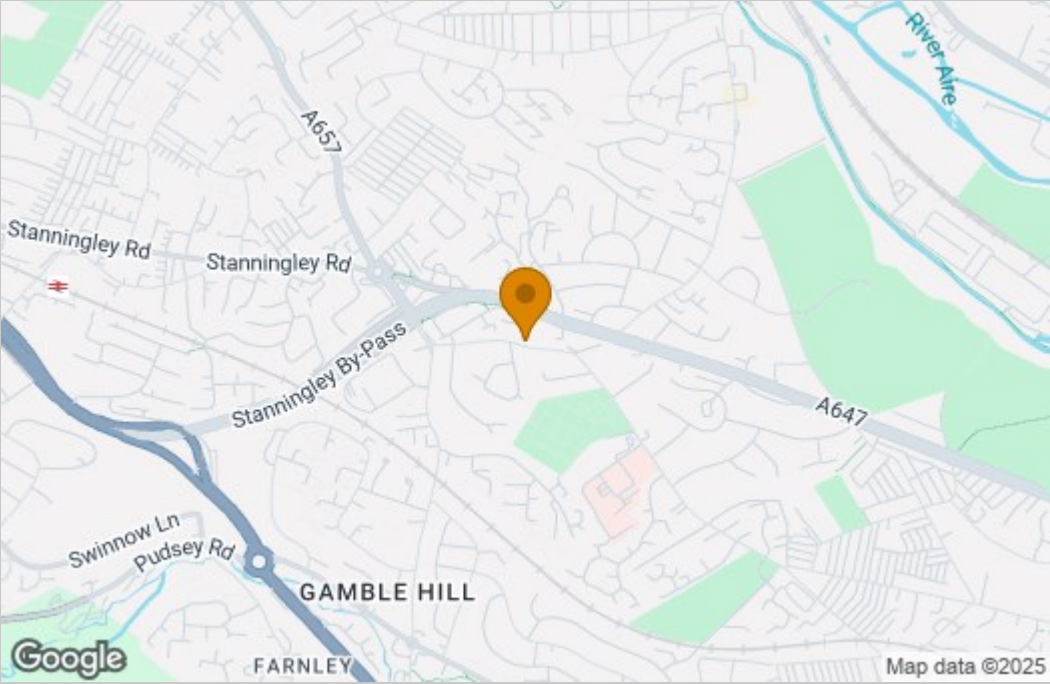
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9591-3046-7202-1395-6204>

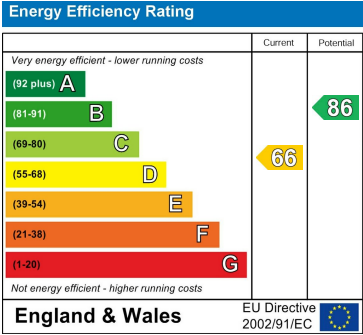
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.