



## 18 Walkers Lane Leeds



## 3 Bedroom House - Semi-Detached £220,000

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
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# 18 Walkers Lane, Lower Wortley, Leeds, West Yorkshire, LS12 4AP

## TO THE OUTSIDE:

### GROUND FLOOR:

#### Entrance Hallway:

Access via a part glazed front entrance door, double glazed window, central heating radiator, stairs to the first floor, under-stairs storage cupboard

#### Living Room:

Double glazed window, central heating radiator, television point

#### Kitchen:

Double glazed window, a part glazed external door giving access to the side garden, a range of fitted cabinets, built under electric oven / grill, has hob, extractor, plumbing / space for a dishwasher, space for a fridge / freezer, an inset sink and drainer, storage cupboard

#### Dining / Sitting Room:

A spacious family room with two double glazed windows, a fireplace and hearth with a gas fire, ample space for a dining table & chairs and settee's, central heating radiator

### FIRST FLOOR:

#### Landing:

Access to the first floor accommodation, access to a boarded loft space with power & light via a pull down loft ladder

#### Bedroom One:

Double glazed window, central heating radiator, a range of wardrobes are included in the sale price

#### Bedroom Two:

Double glazed window, central heating radiator

#### Bedroom Three:

Double glazed window, central heating radiator

#### Bathroom:

Double glazed window, a two piece suite comprising of a panelled bath and a wash basin, central heating radiator

#### Separate WC:

Double glazed window, central heating radiator



### Off Street Parking / Drive / Integral Garage:



A driveway provides useful off street parking and access to a single integral garage. The garage has power and light and plumbing for an automatic washing machine

### Gardens:



The gardens extend to three sides of the property. The front garden has paved and planted areas. The rear and side gardens are mainly lawn. There is access to under-house storage from the rear garden

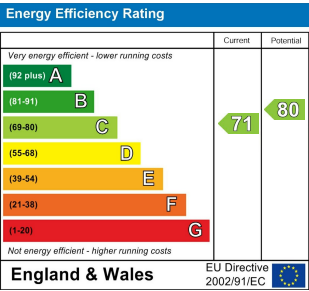
### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/4720-2222-0259-5003-0543>

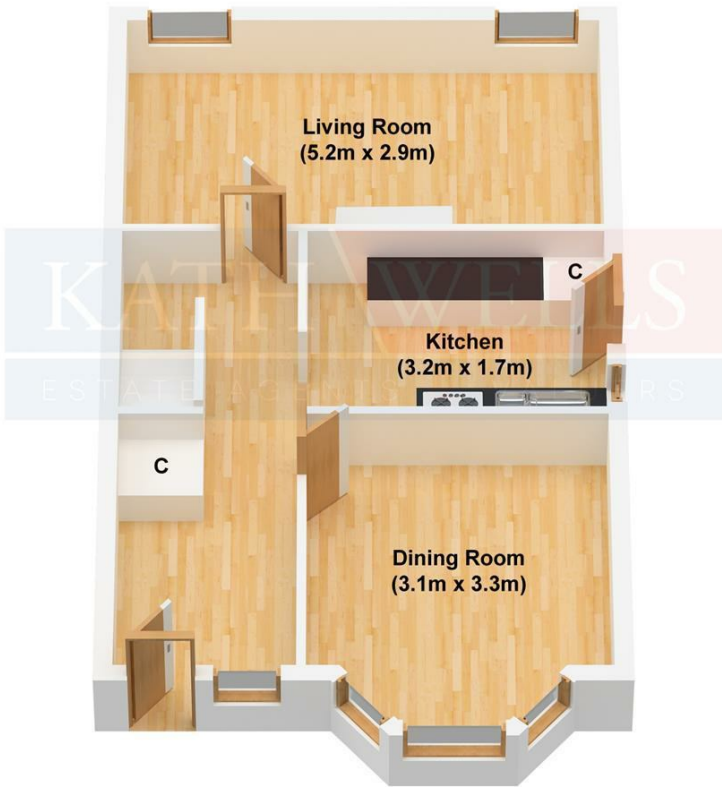
### Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: C





Ground Floor



First Floor

