

## 24 Granny Lane Leeds



## 2 Bedroom House - Mews £159,995

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)



# 24 Granny Lane, Leeds, West Yorkshire, LS12 4TZ

## LOWER GROUND FLOOR:

### Entrance Vestibule:

Access via a front entrance door, access to the dining kitchen, stairs rising to the first floor

### Fitted Dining Kitchen:



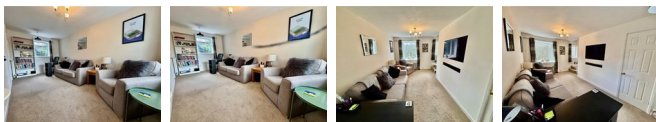
Double glazed windows, a modern range of wall, drawer & base units, work surfaces, built under electric oven / grill, gas hob, extractor hood, integral fridge / freezer, plumbing for an automatic washing machine, inset sink and drainer, ample space for a dining table and chairs, under-stairs storage

## UPPER GOUND FLOOR:

### Landing / Upper Hallway:

Access to the living room, an external door giving access to the rear garden

### Living Room:



Double glazed windows, open plan stairs rising to the first floor, television point, central heating radiator

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation

### Bedroom One:



Double glazed windows, ample space for a range of bedroom furniture & wardrobes, central heating radiator

### Bedroom Two:



Double glazed Velux window, central heating radiator

### Shower Room / WC:

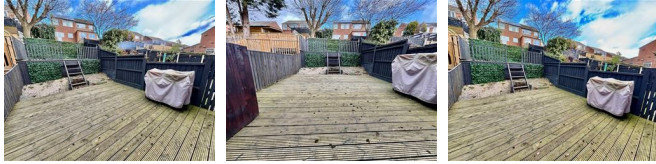


Double glazed Velux window, a modern white suite comprising of a walk-in shower cubicle with shower & glazed side screen, low flush WC, wash basin set into a vanity unit, ladder style central heating radiator / towel warmer, modern tiling

## TO THE OUTSIDE:



## Gardens:



The front garden is open plan. The rear garden is separated into different levels and benefits from having decked seating and low maintenance areas

## Off Street Parking:

A driveway provides useful off street parking

## EPC Link:

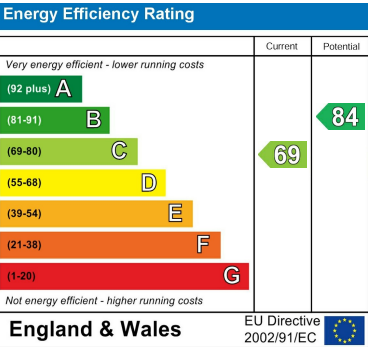
<https://find-energy-certificate.service.gov.uk/energy-certificate/9190-3047-6207-4355-7204>

## Council Tax Band / EPC Rating:

Council Tax Band: A / EPC Rating: C



# Energy Efficiency Graph



## Floor Plan



**Ground Floor**  
Approx. 26.36 sqm.  
(283.73 sqft.)