

**11 Sandringham Close
Leeds**



**4 Bedroom House - Detached
£440,000**

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GROUND FLOOR:

Hallway:

Access via front entrance door, stairs rising to the first floor, central heating radiator, internal access to the integral single garage, large storage cupboard

Living Room:



Double glazed windows and French doors opening onto the rear garden, a fireplace and hearth with an inset living flame gas fire, television point, central heating radiator

Dining Room:



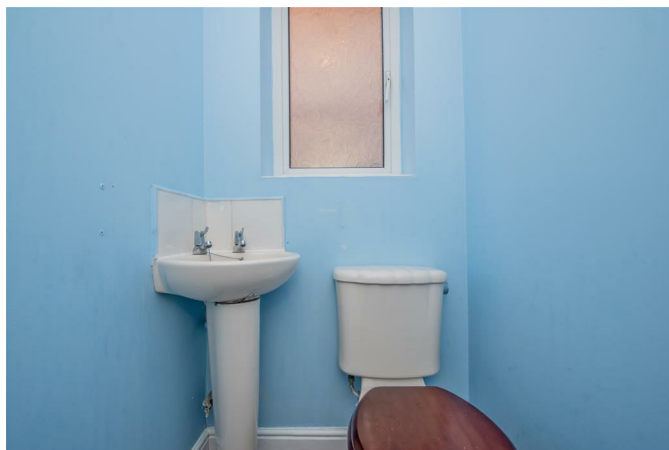
Double Glazed window, central heating radiator, ample space for sitting room and dining room furniture

Fitted Kitchen:



Double glazed window, a part glazed external door giving access to the rear garden, a modern range of fitted wall, drawer & base units, work surfaces, integrated fridge freezer, plumbing for a dishwasher & automatic washing machine (may be included subject to offer), stainless steel sink and drainer with a mixer tap, built under electric oven / grill, four burner gas hob with an extractor above, tiled splashback

Cloakroom / WC:



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

FIRST FLOOR:

Landing:

Access to the first floor accommodation, two large storage cupboards.

Bedroom One:



Double glazed window, a range of fitted wardrobes, television point, central heating radiator, access to the en-suite bathroom, a large storage cupboard

En-suite Bathroom / WC:



A modern three piece suite comprising of a panelled bath with a mixer shower over, wash basin, low double flush WC, Central heating radiator, double glazed window.

Bedroom Two:



Double glazed window, a range of fitted wardrobes, television point, central heating radiator.

Bedroom Three:



Double glazed window, television point, fitted wardrobes, central heating radiator.

Bedroom Four:



Double glazed window, television point, central heating radiator.

Family Bathroom / WC:



Double glazed window, a modern suite comprising of a glazed shower cubicle with shower, wash basin, low flush WC, central heating radiator

TO THE OUTSIDE:



Gardens:



The front garden is open plan and laid to lawn. The rear garden is a good size, enclosed by fencing, and mainly laid to lawn with a patio area and borders containing a variety of planted shrubs.

Off Street Parking / Integral Single Garage:



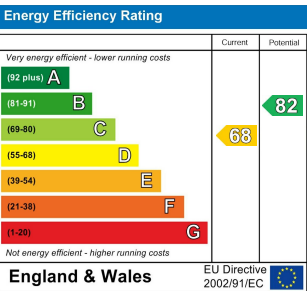
A driveway provides useful off street parking for 2 cars and access to a single integral garage with power and light.

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2000-6657-3050-1202-1791>

Council Tax / EPC Rating:

Council Tax Band: E / EPC Rating: D



Ground Floor



First Floor

