

62 Wood Grove Leeds



3 Bedroom Bungalow - Detached £320,000

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GROUND FLOOR:

Entrance Porch:

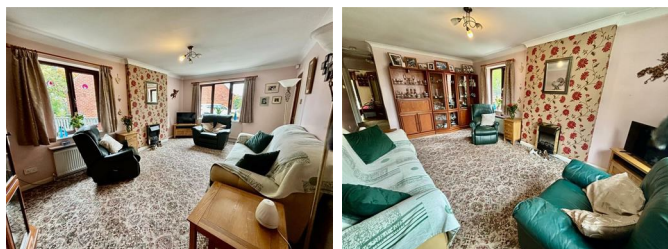
A double glazed entrance porch with access to the hallway. An ideal space for coats and boots.

Hallway:



Access via a part glazed entrance door, double glazed window, central heating radiator, laminated flooring

Living Room:



Double glazed windows to two aspects, two central heating radiators, wall mounted electric fire, television point

Fitted Kitchen:



A part glazed external door giving access to the garden, double glazed window, a range of fitted wall, drawer & base units, work surfaces, stainless steel inset sink and drainer, space for a fridge / freezer, plumbing for an automatic washing machine and dishwasher, electric cooker point, the white goods may be included subject to offer

Inner Hallway:

Access to the bedrooms and the shower room

Shower Room / WC:



Double glazed window, a white suite comprising of a shower area with a plumbed shower, wash basin set into a vanity unit, low flush WC, ladder style central heating radiator / towel warmer

Bedroom One:



This room is currently used as a Dining / Sitting Room by the current owners - double glazed patio doors opening onto the rear garden, central heating radiator

Bedroom Two:



Double glazed window, central heating radiator, a range of fitted wardrobes providing useful storage and hanging space

Bedroom Three:



Double glazed window, central heating radiator, a range of fitted wardrobes providing useful storage and hanging space

TO THE OUTSIDE:



Gardens:



The gardens are quite extensive and have paved & decked seating areas, low maintenance areas, an ornamental pond, a variety of ornamental planted shrubs and trees, a sun canopy, an outside tap, and external lighting. The front garden is open plan and mainly laid to lawn

Off street Parking / Garage:



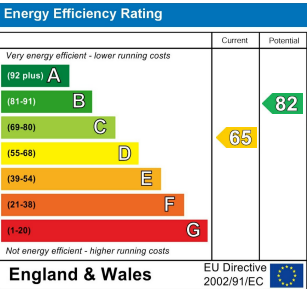
A good sized driveway provides useful off street parking for several family cars and access to a garage with a remote controlled electric roller door.

EPC Rating / Council Tax Band:

EPC Rating: tba / Council Tax Band: C

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/3801-8245-5002-0224-7506>



Floor Plan

