



## **4 Water Lane Leeds**



## **3 Bedroom House - Semi-Detached £275,000**

69 Lower Wortley Road  
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# 4 Water Lane, Leeds, West Yorkshire, LS12 5LX

## GROUND FLOOR:

### Hallway:



Access via a part glazed front entrance door, double glazed window, laminated flooring, under-stairs storage cupboard, stairs rising to the first floor

### Living Room:



Double glazed window, fireplace and hearth, central heating radiator, television point, ceiling coving

### Fitted Dining Kitchen:



Double glazed windows, double glazed patio doors opening onto the rear garden, a modern range of fitted wall, drawer & base units, work surfaces, built under electric double oven / grill, gas hob, extractor hood, integral wine fridge, integral microwave, integral fridge / freezer, an inset stainless steel sink and drainer with a modern mixer tap, LED plinth lighting, ample space for a dining table and chairs, inset ceiling lighting

## FIRST FLOOR:

### Landing:

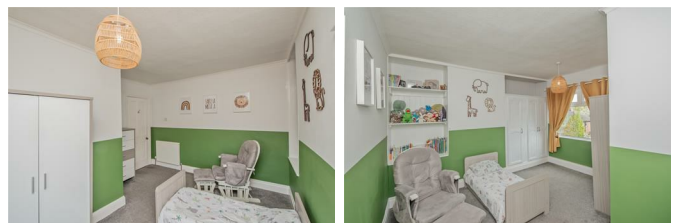
Double glazed window, access to the first floor accommodation, access to a loft room via a pull down loft ladder

### Bedroom One:



Double glazed window, central heating radiator, television point, built-in storage / wardrobes

### Bedroom Two:



Double glazed window, central heating radiator, built-in storage / wardrobes

### Bedroom Three:



Double glazed window, central heating radiator

### Loft Room:



Access from the landing via a pull down loft ladder, double glazed Velux window.



**Bathroom / WC:**



Double glazed window, a modern four piece suite in white comprising of a panelled bath, a glazed shower cubicle with a plumbed shower, wash basin set into a vanity unit, low flush WC, inset ceiling lighting, central heating radiator

**TO THE OUTSIDE:**



**Gardens:**



The front garden is enclosed by a low wall and fence and has a lawn, planted borders and paved seating areas. The rear garden is enclosed and has decked seating areas, and hard-standing for parking

**Off Street Parking / Single Garage:**



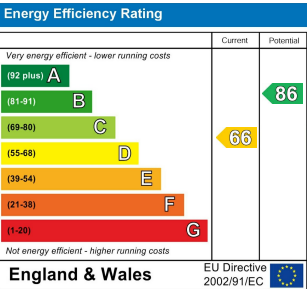
Gates open into the rear garden where there is hard-standing for parking several family cars. A single detached garage is currently used for storage but could easily be used as a home office or for storage.

**EPC Link:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/8039-7221-3000-0779-9206>

**Council Tax Band / EPC Rating:**

Council Tax Band: B / EPC Rating: D



Ground Floor



First Floor

