



4 Water Lane, Leeds, LS12 5LX

Best Offers Over £270,000

Viewing is highly advised for this very well presented THREE BEDROOM SEMI detached property which would be an ideal purchase for a variety of buyers. The property is ready to move into and is situated in a popular residential area in Wortley within walking distance of local amenities, well regarded schools and bus routes to surrounding areas.

Briefly throughout and to the ground floor the property comprises of a HALLWAY with stairs rising to the first floor, a LIVING ROOM with a fire place and hearth, a FITTED DINING KITCHEN with a good range of cabinets, INTEGRAL KITCHEN APPLIANCES, and ample space for a dining table and chairs with patio doors opening onto the rear garden.

To the first floor there are TWO DOUBLE BEDROOMS (each of which has built-in storage / wardrobes), a further SINGLE BEDROOM, and a bathroom with a FOUR PIECE SUITE. A LOFT ROOM can be accessed from the landing via a loft ladder. The loft room has a Velux window.

Externally the property has GARDENS TO THE FRONT AND REAR. The rear garden is a good size and mainly low maintenance with decked seating areas. Hard-standing to the rear of the property provides useful OFF STREET PARKING. A SINGLE DETACHED GARAGE is currently used for storage but could be used as a HOME OFFICE.

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:

Council Tax Band: B / EPC Rating: D

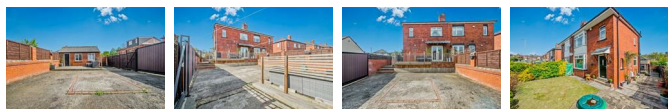


Double glazed window, a modern four piece suite in white comprising of a panelled bath, a glazed shower cubicle with a plumbed shower, wash basin set into a vanity unit, low flush WC, inset ceiling lighting, central heating radiator

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:



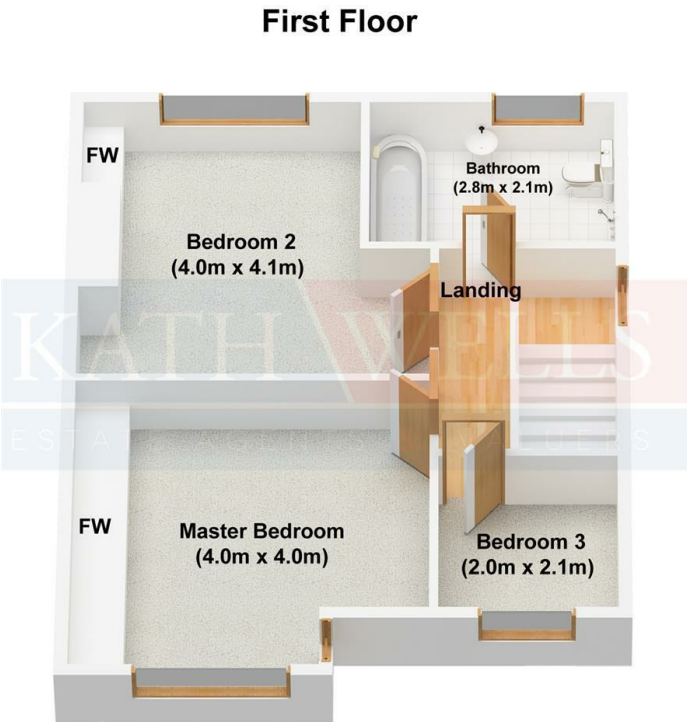
Gates open into the rear garden where there is hard-standing for parking several family cars. A single detached garage is currently used for storage but could easily be used as a home office or for storage.

EPC Link:

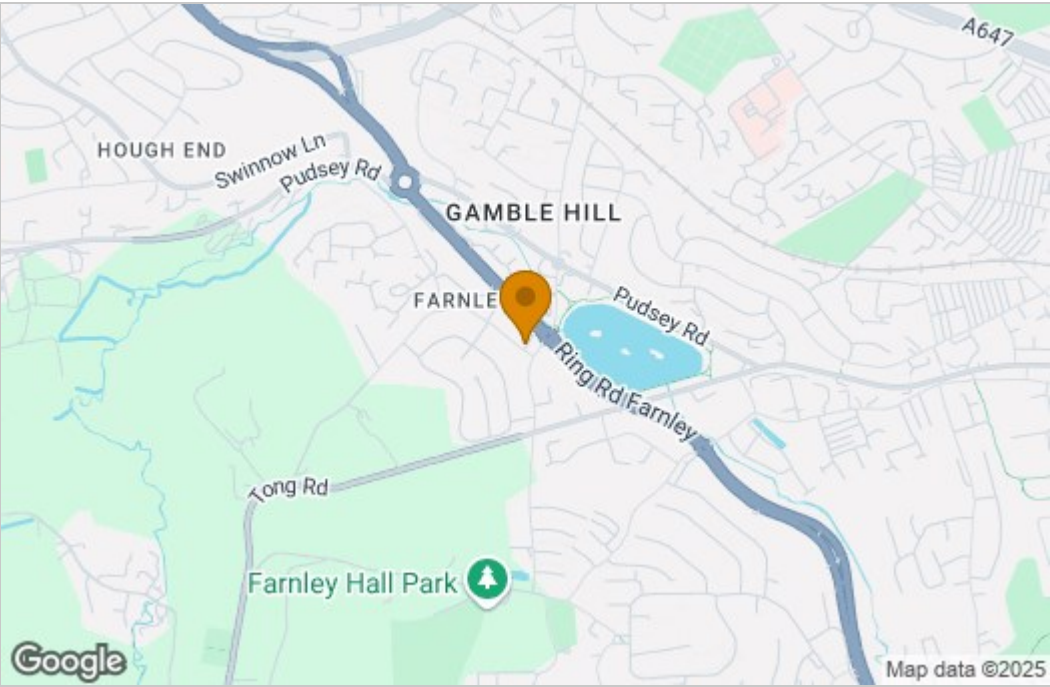
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Council Tax Band / EPC Rating:

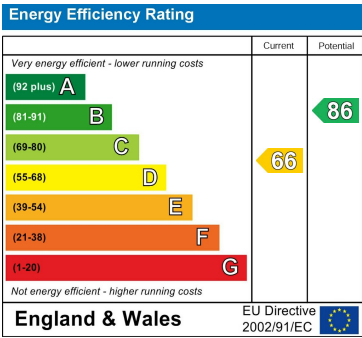
Floor Plan



Area Map



Energy Efficiency Graph



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