



1 Greenmoor Avenue Leeds



3 Bedroom House - Semi-Detached £265,000

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1 Greenmoor Avenue, Farnley, Leeds, West yorkshire, LS12 5ST

GROUND FLOOR:

Hallway:

Access via a part glazed front entrance door, central heating radiator, stairs rising to the first floor

Guest Cloakroom / WC:



Double glazed window, a white two piece suite (WC & wash basin), ladder style towel heating radiator,

Living Room:



Double glazed window, central heating radiator, large under-stairs storage room,

Dining Room:



Double glazed patio doors opening onto the rear garden, central heating radiator, ample space for a dining table and chairs, semi open plan to the fitted kitchen

Fitted Kitchen:



Double glazed window, a range of fitted wall, drawers & base units, work surfaces, built under electric oven / grill, four burner gas hob, extractor hood, integrated appliances, plumbing for an washing machine, an inset sink, overhead sprinkle tap and drainer

FIRST FLOOR:

Landing:



Double glazed window, access to the first floor accommodation, access to a boarded loft space, good sized airing / storage cupboard

Bedroom One:



Double glazed window, central heating radiator, fitted mirrored wardrobe, a good size double bedroom

Bedroom Two:



Double bedroom - double glazed window, central heating radiator.

Bedroom Three:



Double bedroom - double glazed window, central heating radiator

Bathroom / WC:



A modern white suite comprising of a panelled bath with a glazed side screen and a shower above, low flush WC, wash basin, contemporary tiling

TO THE OUTSIDE:



Gardens:



The front garden is open plan and has low maintenance areas , The rear garden is a good size, enclosed by fencing and benefits from having a paved patio / seating area, a lawn, planted beds containing a variety of ornamental shrubs, a garden shed, a bin store (three bins),

Parking / Garage:



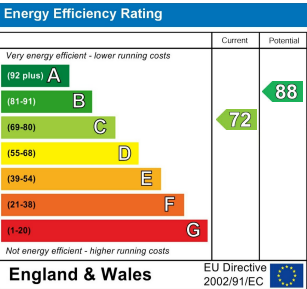
A driveway and hardstanding provide useful off street parking to the front of the property and access to a single garage with power, light, and external access to the rear garden.

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8330-6323-7130-3251-1226>

Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: C



Floor Plan



Ground Floor
Approx. 31.00 sqm.
(331.00 sqft.)



First Floor
Approx. 31.00 sqm.
(331.00 sqft.)