

**1 Greenmoor Avenue  
Leeds**



**3 Bedroom House - Semi-Detached  
£259,000**

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
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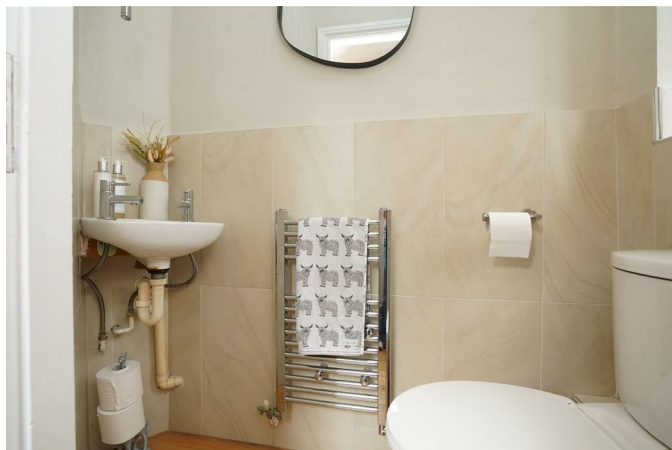
# 1 Greenmoor Avenue, Farnley, Leeds, West Yorkshire, LS12 5ST

## 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 / Study:



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:



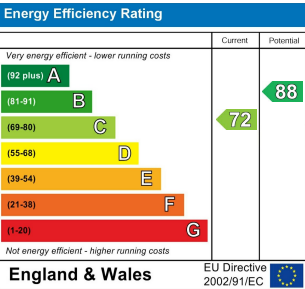
A driveway and hardstanding provide useful off street parking to the front of the property and access to a single garage with power, light, and external access to the rear garden.

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.)