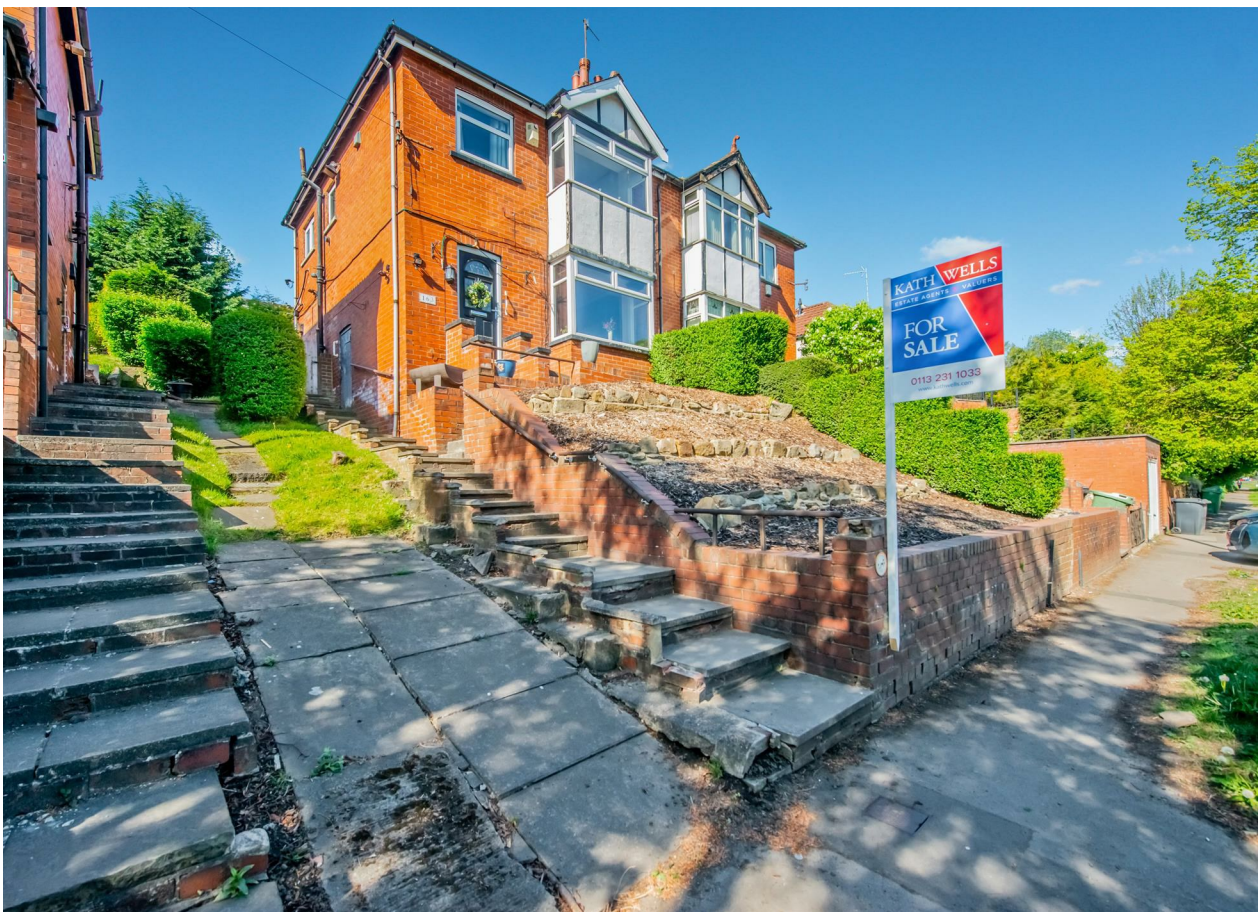




163 Ring Road Leeds



3 Bedroom House - Semi-Detached £209,995

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

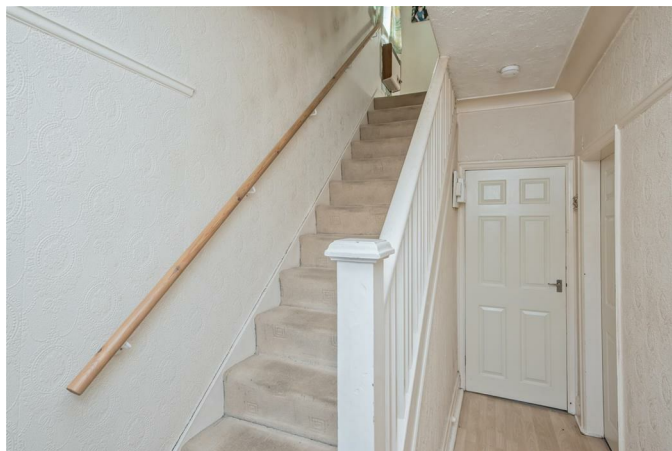
Web Site
www.kathwells.com

email
sales@kathwells.com

163 Ring Road, Farnley, Leeds, West Yorkshire, LS12 5LU

GROUND FLOOR:

Hallway:



Access via a composite front entrance door, stairs rising to the first floor, laminated flooring

Living Room:



Double glazed bay window, a fireplace and hearth with an inset living flame gas fire, television point, glazed double doors opening onto the dining area / fitted kitchen

Fitted Dining Kitchen:



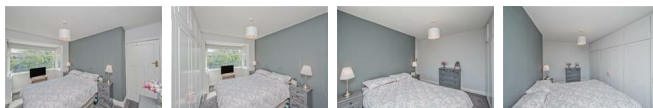
Double glazed window, patio doors opening onto the rear garden, a modern range of fitted wall, drawer & base units, work surfaces, an inset stainless steel sink and drainer, integral kitchen appliances (gas hob, extractor hood, electric double oven / grill, automatic washing machine, fridge / freezer), inset ceiling lights, dining area with ample space for a dining table and chairs, storage cupboards, wall mounted gas fire

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation, wall mounted gas heater, access to an insulated loft space via a pull down loft ladder

Bedroom One:



Double glazed window, a range of fitted wardrobes & storage

Bedroom Two:



Double glazed window, wall mounted gas heater

Bedroom Three:



Double glazed window

Shower Room / WC:



Double glazed window, a modern white suite comprising of a glazed shower cubicle with a plumbed shower, pedestal wash basin, low flush WC, tiling to the walls, inset ceiling lighting, tiled flooring

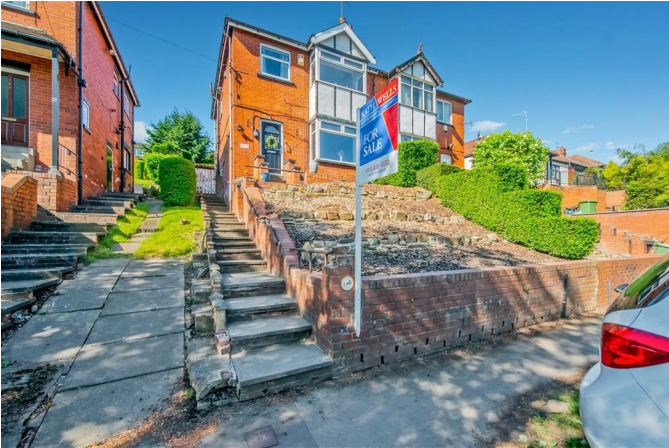
TO THE OUTSIDE:

Gardens:



The front garden is mainly low maintenance. The rear garden is enclosed and benefits from having a paved patio / seating area with a pergola above, planted beds, a lawn, a garden shed and an outside tap.

Shared Driveway:



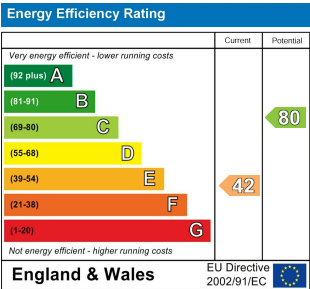
There is a shared driveway

Council Tax Band / EPC Rating:

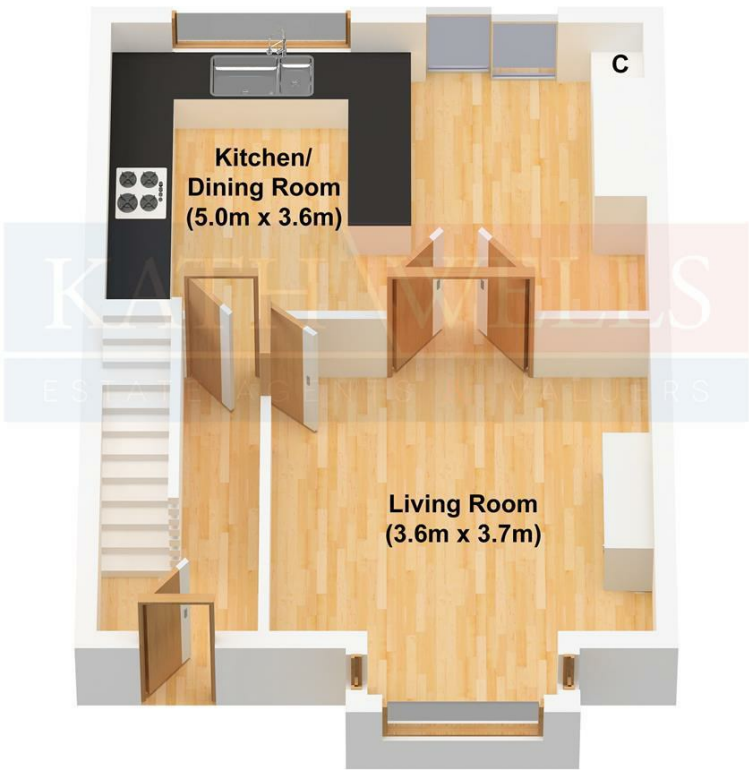
Council Tax Band: B / EPC Rating: E

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0054-0207-0705-7615-2100>



Ground Floor



First Floor

