



## 10 Lynwood Rise Leeds



### 3 Bedroom House - Semi-Detached £235,000

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

**Web Site**  
[www.kathwells.com](http://www.kathwells.com)

**email**  
[sales@kathwells.com](mailto:sales@kathwells.com)



# 10 Lynwood Rise, Wortley, Leeds, West Yorkshire, LS12 4AY

## GROUND FLOOR:

### Hallway:



Access via a part glazed front entrance door, double glazed leaded windows, stairs rising to the first floor

### Living Room:



Double glazed window, fireplace and hearth with a gas fire, television point, central heating radiator, double internal doors through to the dining room

### Dining Room:



Double glazed window, central heating radiator, ample space for a range of dining room furniture

## Fitted Kitchen:



Double glazed windows, a part glazed external door, a range of fitted wall, drawer & base units, work surfaces, gas cooker point, plumbing for an automatic washing machine, space for a fridge / freezer, a stainless steel sink and drainer, pantry / storage room, space for a breakfast table, central heating radiator

## FIRST FLOOR:

### Bedroom One:



Double glazed window, central heating radiator, a range of fitted wardrobes / storage

### Bedroom Two:



Double glazed window, central heating radiator



Bedroom Three:



Double glazed window, central heating radiator

Shower Room:



Double glazed window, a glazed shower cubicle with a shower, wash basin, central heating radiator

Separate WC:

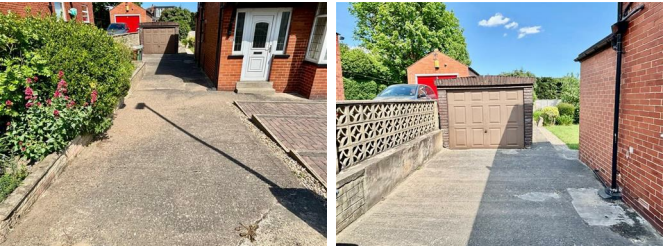


Double glazed window, low flush WC

TO THE OUTSIDE:



Off Street Parking / Driveway / Single Garage:



A driveway and block-paved hard-standing provide useful off street parking and access to a single detached garage with an up and over door

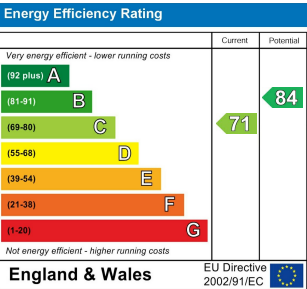
Gardens:



The front garden is partly enclosed and mainly low maintenance with some planting. The rear garden is a good size, has a sunny aspect and a lawn, planted beds containing a variety of shrubs, and a low maintenance area

**Council Tax Band & EPC Rating:**  
Council Tax Band: C / EPC Rating: tba

**EPC Link:**  
<https://find-energy-certificate.service.gov.uk/energy-certificate/2040-5825-2050-3203-7791>



Ground Floor



First Floor

