



701 Whitehall Road Leeds



3 Bedroom House - Semi-Detached £260,000

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

Meadowside, Moorcrest Villas, 701 Whitehall Road, New Farnley, Leeds, West Yorkshire, LS12 6HB

Council Tax Band / EPC Rating:

Council Tax Band: C / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/4900-2096-0722-6498-3453>

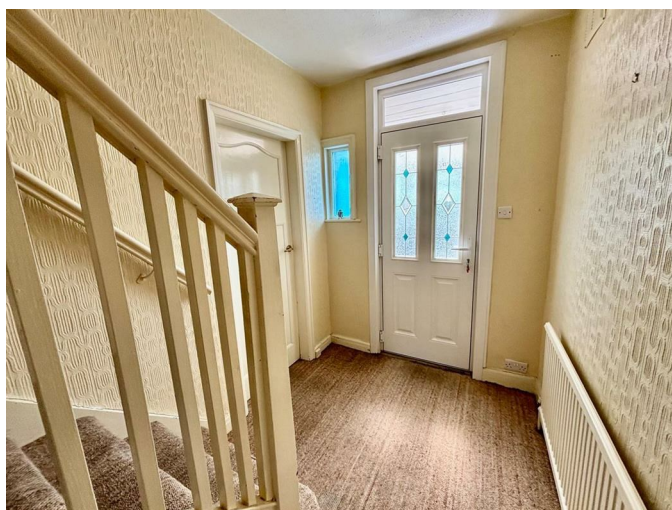
GROUND FLOOR:

Kitchen:



Access via a part glazed external door, double glazed window, base units and work surfaces, a stainless steel sink and drainer, original storage cupboards, large under-stairs storage cupboard, pantry / storage cupboard, electric cooker point, plumbing for an automatic washing machine

Hallway:



Stairs rising to the first floor, central heating radiator, part glazed door through to the conservatory.

Living Room:



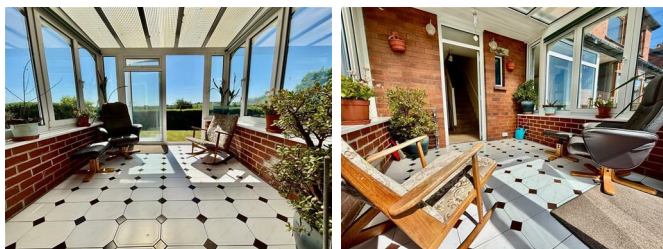
Double glazed windows to two aspects, fireplace with a gas fire, television point, central heating radiator

Dining Room / Sitting Room:



Double glazed window, a feature fireplace with a gas fire, central heating radiator, window seat

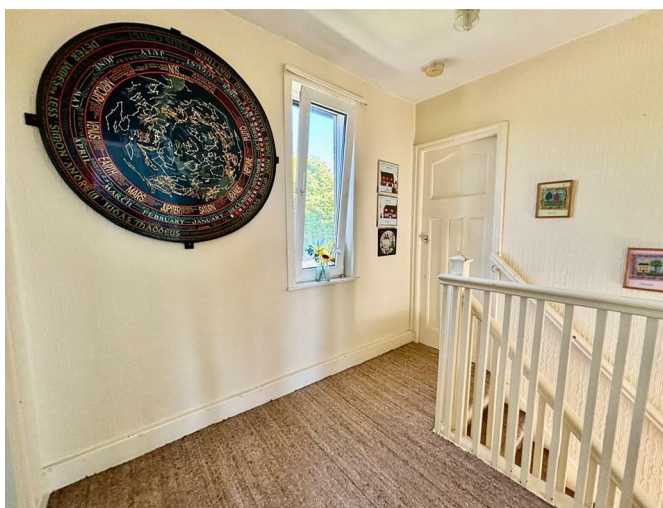
Conservatory:



A double glazed conservatory with a dwarf wall, glazed door giving access to the rear garden, tiled flooring

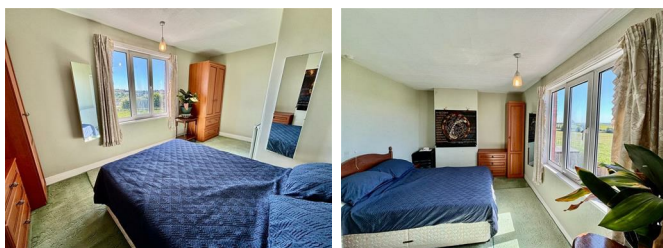
FIRST FLOOR:

Landing:



Double glazed window, access to the first floor accommodation, access to a loft space via a pull down loft ladder

Bedroom One:



Double glazed window, central heating radiator; a large double bedroom

Bedroom Two:



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

Bedroom Three:



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

Shower Room / WC:



Double glazed window, a white suite comprising of a glazed shower cubicle with an electric shower, wash basin, low flush WC, central heating radiator

TO THE OUTSIDE:



Gardens:



The front garden is a good size and has a large lawn, hedge borders, and a variety of planting. The rear garden is a good size, backs on to farmland and has a patio / seating area and some planting

Outside Toilet:

A useful addition to the property and for gardeners who don't want to take off their muddy boots! - an outhouse has been converted to an outside WC

Off Street Parking / Driveway / Single Garage:

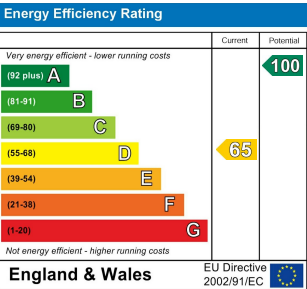


A large driveway provides useful off street parking for several cars and access to an attached single garage with power, light, and external access to the rear garden

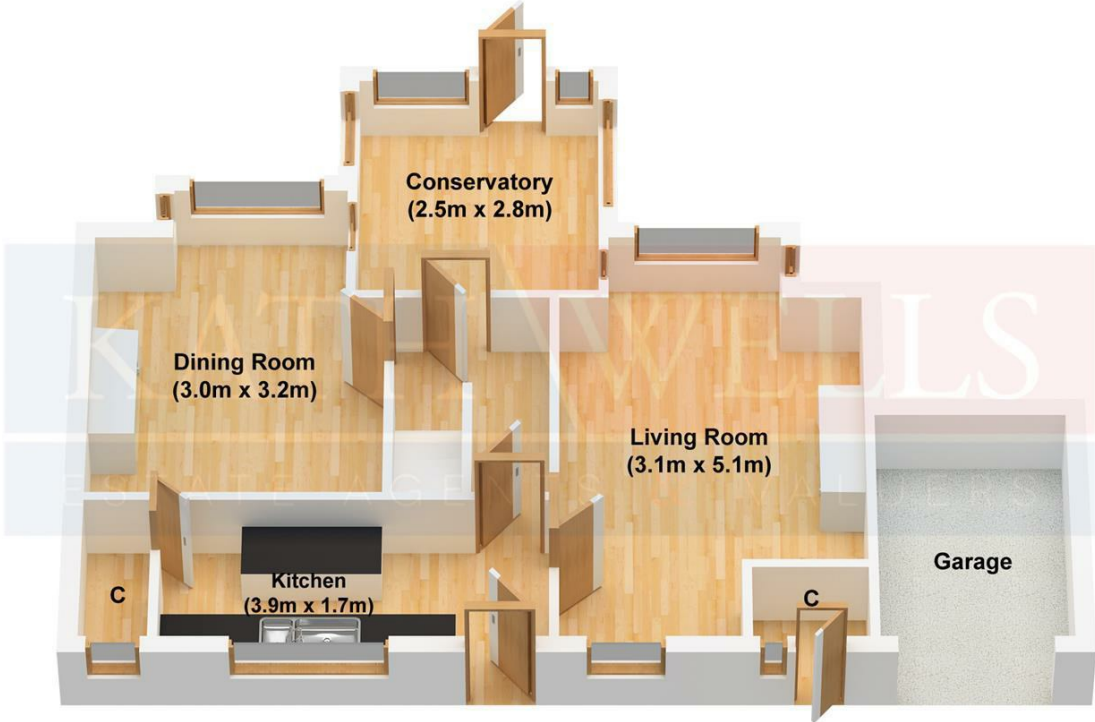
Views:



The property backs on to farmland and has unrivalled over open countryside



Ground Floor



First Floor

