



33 Edward Way Leeds



4 Bedroom House - Detached £549,995

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
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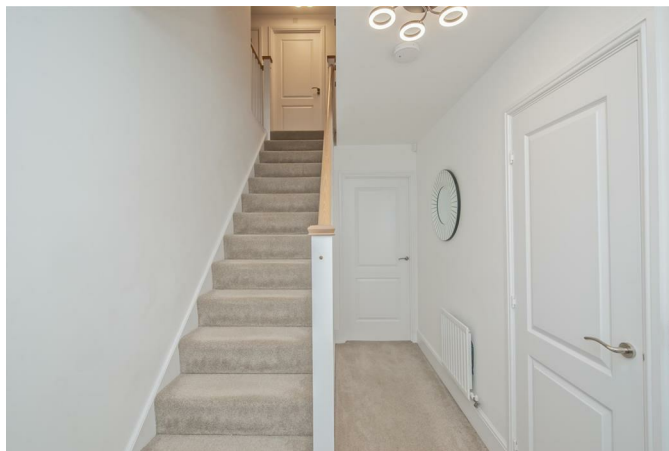
Web Site
www.kathwells.com

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33 Edward Way, New Farnley, Leeds, West Yorkshire, LS12 5FB

GROUND FLOOR:

Hallway:



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

Cloakroom / WC:

Double glazed 'diamond shaped' window, a modern white suite comprising of a low flush WC, wash basin, central heating radiator, modern tiling, inset ceiling lights

Living Room:



Double glazed window, central heating radiator, a fireplace and hearth with an inset electric fire, ample space for a range of living room furniture

Open Plan Family Area:



A good sized open plan family area with a fitted kitchen, dining and sitting room areas, French doors opening onto the rear garden. An ideal space for entertaining!

Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, marble work surfaces, an inset 1 1/4 bowl sink and drainer, integral kitchen appliances (fridge / freezer, dishwasher, electric hob, extractor hood, electric oven / grill), inset ceiling lights

Dining Area:

Ample space for a dining table and chairs, central heating radiator, under-stairs storage room

Sitting Room Area:



Double glazed French doors opening onto the rear garden, double glazed windows, central heating radiator, television point, ample space for a range of sitting room furniture

Utility Room:



A part glazed external door giving access to the side of the property / driveway, a range of fitted wall and base units, plumbing / space for an automatic washing machine and tumble dryer

FIRST FLOOR:

Landing:



Access to the first floor accommodation, central heating radiator, airing cupboard, access to an insulated and boarded loft space via a pull down loft ladder (an ideal storage space)

Bedroom One:



Double glazed window, central heating radiator, a range of fitted wardrobes with mirrored doors - a good sized double bedroom!

En-suite Shower Room / WC:



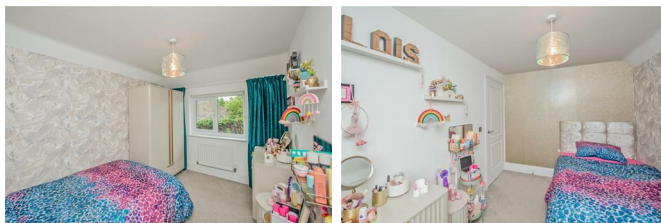
Double glazed window, a modern white suite comprising of a glazed shower cubicle with a plumbed shower, wash basin set into a vanity unit, low flush WC, ladder style central heating radiator / towel warmer, modern tiling

Bedroom Two:



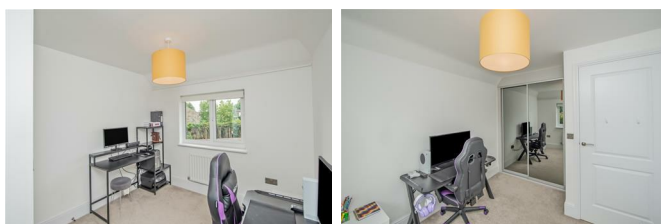
Double glazed window, central heating radiator, a range of fitted wardrobes - a good sized double bedroom

Bedroom Three:



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

Bedroom Four:



Double glazed window, central heating radiator

Family Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a plumbed shower above and a glazed side screen, low flush WC, wash basin, extractor fan, inset ceiling lights, modern tiling

TO THE OUTSIDE:



Detached Garage & Off Street Parking / Driveway:



A driveway provides useful off street parking for several family cars and access to a single detached garage with power & light. There is an electric charging point on the side of the house - an ideal addition for buyers with an electric car!

Gardens:



The front garden is semi open plan with a hedge border and has a lawn and planted beds containing a variety of ornamental planting. The rear garden is a good size, enclosed by fencing and has a sunny aspect. This garden has a paved seating area, a large lawn, planted borders containing a variety of ornamental shrubs, hedging and planting, a garden shed (a useful storage area for gardening equipment / garden furniture), a further seating area, and an outside tap.

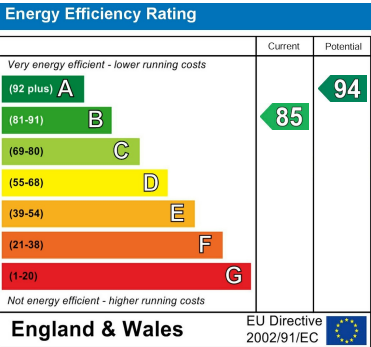
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0330-3128-7060-2927-0535>

Council Tax Band & EPC Rating:

Council Tax Band: E / EPC Rating:

Energy Efficiency Graph



Floor Plan



Ground Floor
Approx. 63.87 sqm.
(687.49 sqft.)



First Floor
Approx. 63.87 sqm.
(687.49 sqft.)