



## **374 Whitehall Road Leeds**



### **3 Bedroom House - Semi-Detached £210,000**

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)



# 374 Whitehall Road, Leeds, West yorkshire, LS12 5NP

## GROUND FLOOR:

### Hallway:

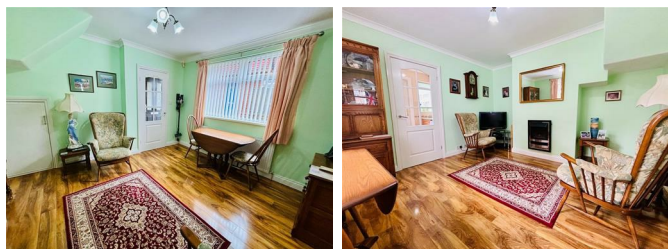
Access via a part glazed side entrance door, central heating radiator, stairs rising to the first floor

### Living Room:



Double glazed window, a fireplace and hearth with an inset living flame fire, central heating radiator, television point, wall lights

### Dining Room:



Double glazed window, central heating radiator, under-stairs storage cupboard, an inset living flame coal effect fire, ample space for a dining table and chairs

### Fitted Kitchen:



Double glazed windows, a part glazed external door giving access to the rear garden, a range of fitted wall, drawer & base units, work surfaces, built under electric double oven / grill, four burner gas hob, an inset 1 1/4 bowl sink and drainer, plumbing for an automatic washing machine, central heating radiator

## Conservatory:



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

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation, access to a part boarded loft space, central heating radiator

### Bedroom One:



Double glazed window, a range of fitted wardrobes, storage and bedside cabinets, central heating radiator

### Bedroom Two:



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



**Bedroom Three:**



Double glazed window, central heating radiator

**Bathroom / WC:**



Double glazed window, a white suite comprising of a panelled bath with a shower above, wash basin set into a vanity unit, low flush WC, central heating radiator, extractor fan

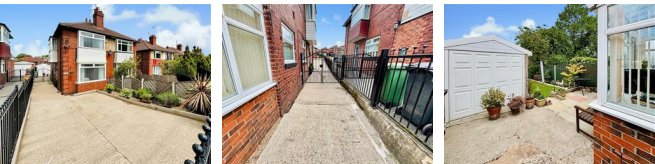
**TO THE OUTSIDE:**

**Gardens:**



The front garden is enclosed by a low wall, fencing and wrought iron railings; and has some planting and low maintenance areas. The rear garden is a good size, is enclosed and has a lawn, two patio / seating areas, planted beds, an outside tap and external lighting

**Off Street Parking / Driveway / Single Garage:**



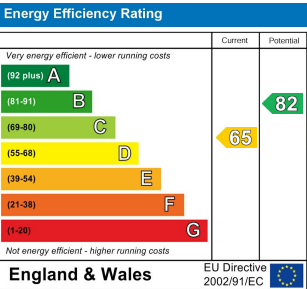
A gated driveway provides useful off street parking for several cars and access to a single detached garage

**EPC Link:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/2184-3050-3205-6245-8204>

**Council Tax Band & EPC Rating:**

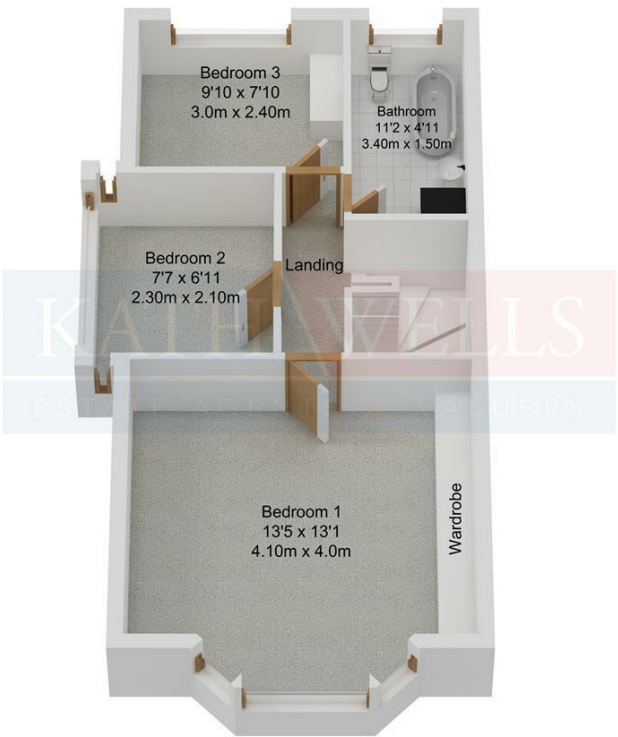
Council Tax Band: B / EPC Rating: D



Floor Plan



Ground Floor  
Approx. 41.40 sqm.  
(445.62 sqft.)



First Floor  
Approx. 36.90 sqm.  
(397.18 sqft.)