



374 Whitehall Road Leeds



3 Bedroom House - Semi-Detached £189,995

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GROUND FLOOR:

Hallway:

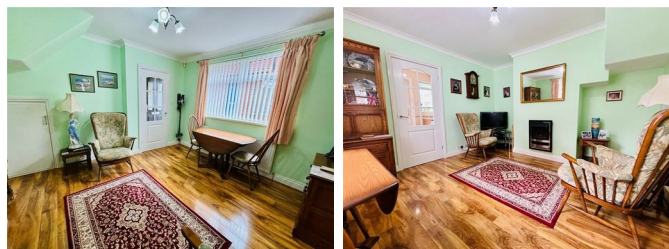
Access via a part glazed side entrance door, central heating radiator, stairs rising to the first floor

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:



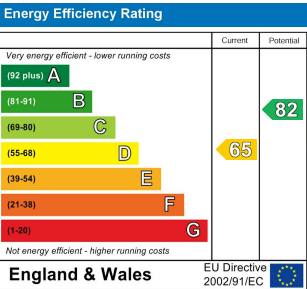
A gated driveway provides useful off street parking for several cars and access to a single detached garage

EPC Link:

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

Council Tax Band & EPC Rating:

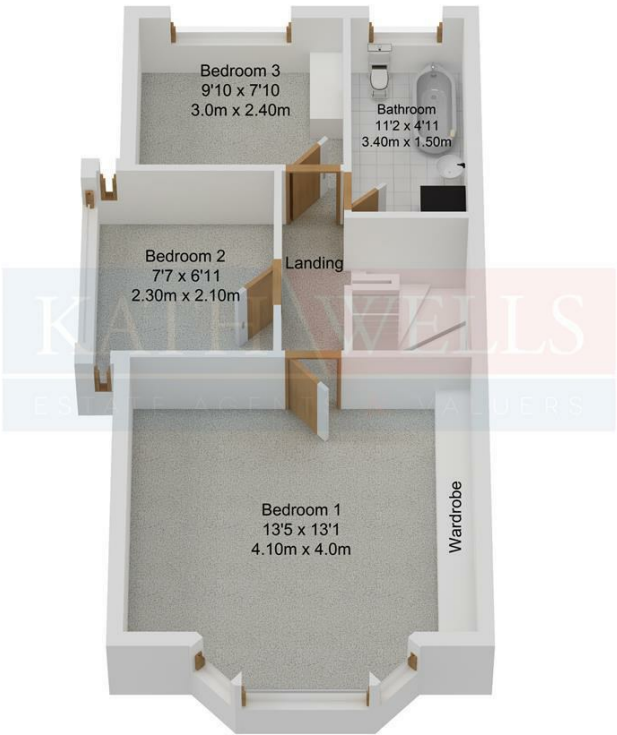
Council Tax Band: B / EPC Rating: D



Floor Plan



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



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