

12 Green Hill Crescent Leeds



3 Bedroom House - Semi-Detached £234,995

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12 Green Hill Crescent, Wortley, Leeds, West Yorkshire, LS12 4HB

GROUND FLOOR:

Hallway:



Access via a part glazed side entrance door, double glazed windows, stairs rising to the first floor, under-stairs storage cupboard, central heating radiator

Living Room:



Double glazed window, central heating radiator, television point, a good sized living room with space for a range of living room furniture

Fitted Breakfast / Dining Kitchen:



A spacious breakfast / dining kitchen:

Kitchen Area: Double glazed windows, a modern range of fitted wall, drawer & base units, work surfaces, eye level electric oven / grill, integral microwave, gas hob with an extractor above, plumbing for an automatic washing machine & a dishwasher, some of the kitchen white goods may be included subject to offer.

Breakfast / Dining Area: Double glazed window, double glazed patio doors opening onto the rear garden, a breakfast bar with seating space for six, space for an American style fridge / freezer (may be included subject to offer)

FIRST FLOOR:

Landing:

Access to the first floor accommodation and to the loft space

Bedroom One:



A good sized double bedroom with ample space for a range of furniture, double glazed window, central heating radiator

Bedroom Two:



Double glazed window, central heating radiator

Bedroom THree:



Double glazed window, central heating radiator

Modern Bathroom / WC:



A recently fitted bathroom suite (2024); double glazed window, a modern white suite comprising of a panelled bath with a shower above (rainfall shower), wash basin and WC set into vanity units, ladder style central heating radiator / towel warmer, inset ceiling lights, extractor fan, modern tiling

TO THE OUTSIDE:

Gardens:



The front garden is open plan and has been block-paved to provide additional parking spaces. The rear garden is a good sized, enclosed by fencing and divided into several areas including a lawn, paved & decked seating area, a garden kitchen, a garden bar, and low maintenance areas. This garden makes an ideal entertaining area; the garden bar and kitchen are included in the sale price

Off Street Parking / Driveway / Single Garage:



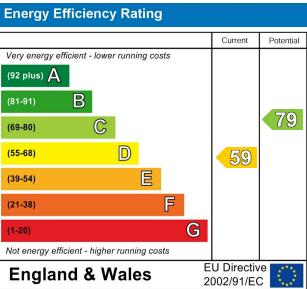
A block-paved area to the front and a driveway running to the side of the property provide useful off street parking for several family cars. The single garage is currently used as a workshop and has ample storage space, power and light.

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8720-9298-0092-7092-0453>

Council Tax Band & EPC Rating:

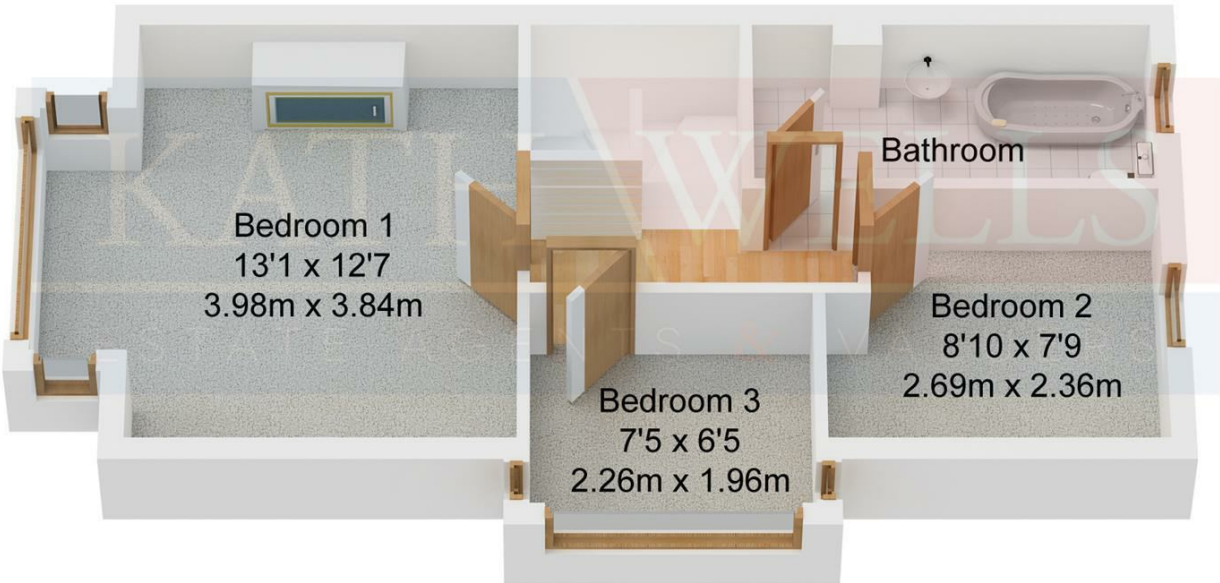
Council Tax Band: B / EPC Rating: D



Floor Plan



Ground Floor
Approx. 40.89 sqm.
(440.13 sqft.)



First Floor
Approx. 35.79 sqm.
(385.24 sqft.)