



73 Upper Wortley Road Leeds



3 Bedroom House - Semi-Detached £269,995

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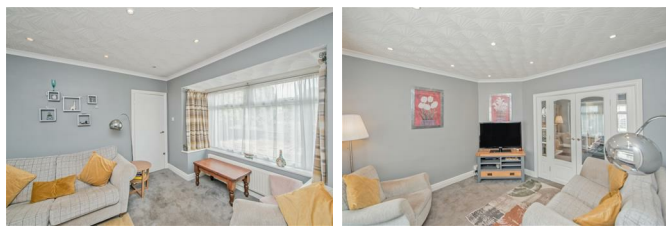
GROUND FLOOR:

Hallway:



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

Living Room:



Double glazed window, double doors through to the dining room, inset ceiling lighting, central heating radiator

Dining Room / Family Area:



A semi open plan Sitting Room / Dining Area / Family Area

Dining Room / Sitting Room:



Currently used as a sitting room / office; open plan to the family area, a fireplace and hearth with an inset living flame coal effect fire

Family Area:

A multi-use family area currently used as a dining / sitting room: Double glazed windows, double glazed patio doors opening onto the rear garden, central heating radiator, ample space for a dining table & chairs and sitting room furniture

Fitted Kitchen:



Semi open plan to the family area, double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, inset sink and drainer, eye level double oven / grill, four burner gas hob, plumbing for a dishwasher, wine fridge

Utility Room:



Double glazed window, plumbing for an automatic washing machine, space for a tumble dryer, space for an American style fridge / freezer

FIRST FLOOR:

Bedroom One:



Double glazed window, central heating radiator, fitted wardrobes providing useful storage and hanging space

Bedroom Two:



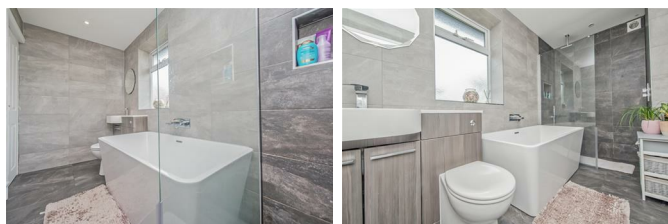
Double glazed window, central heating radiator, fitted wardrobes providing useful storage and hanging space

Bedroom Three:



Double glazed window, central heating radiator

Family Bathroom / WC:

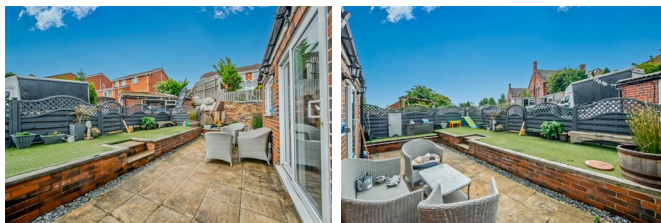


Double glazed window, a modern four piece suite comprising of a free-standing bath, walk-in shower area with a glazed side screen & rainfall shower, wash basin & WC set into a vanity unit, extractor fan, inset ceiling lights, modern tiling

TO THE OUTSIDE:



Gardens:



The front garden is mainly low maintenance with some planting and a tree. The rear garden is enclosed and mainly low maintenance with a paved patio / seating area and an artificial lawn. Doors open onto the rear garden from the family area making this an ideal space for entertaining / alfresco dining.

Single Garage / Off Street Parking:

A single garage provides useful off street parking / storage

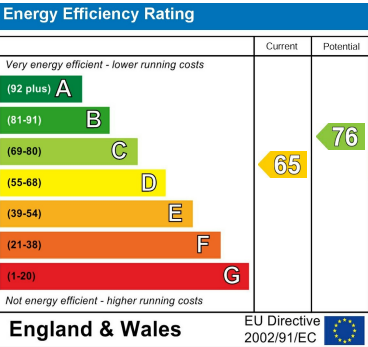
Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/4105-0295-2002-0225-7902>

Energy Efficiency Graph



Ground Floor



First Floor

