



73 Upper Wortley Road, Leeds, LS12 4JN

Offers In The Region Of £259,995

A THREE BEDROOM EXTENDED SEMI DETACHED which would make an ideal family home for a GROWING FAMILY. The property benefits from having a MODERN FITTED KITCHEN and FOUR PIECE BATHROOM SUITE and is situated in a popular residential area within walking distance of local amenities, well regarded primary & high schools and bus routes to surrounding areas.

Briefly throughout and to the ground floor the property comprises of a HALLWAY with stairs rising to the first floor, a LIVING ROOM with double doors through to a further SITTING ROOM / DINING ROOM, a large FAMILY ROOM with doors opening onto the rear garden and space for a dining table and chairs, a FITTED KITCHEN with an ample range of cabinets, and a separate UTILITY ROOM with plumbing for an automatic washing machine.

To the first floor there are THREE DOUBLE BEDROOMS (two of which have FITTED WARDROBES), and a recently fitted BATHROOM / WC with a MODERN FOUR PIECE SUITE (bath, wash basin, WC, walk-in shower area).

Externally the property has a REAR GARDEN with a paved seating area and an artificial lawn. Doors open from the family area onto the rear garden making this an ideal entertaining space. A SINGLE GARAGE provides useful OFF STREET PARKING.

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

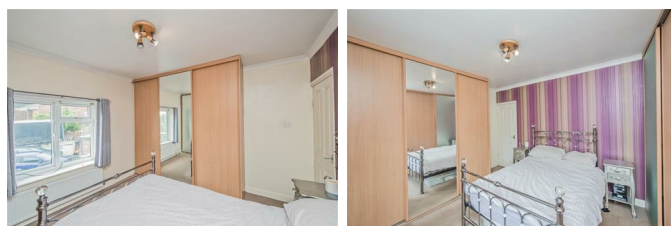
Utility Room:



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:



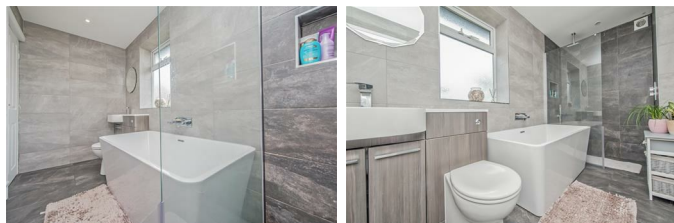
Double glazed window, central heating radiator, fitted wardrobes providing useful storage and hanging space

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

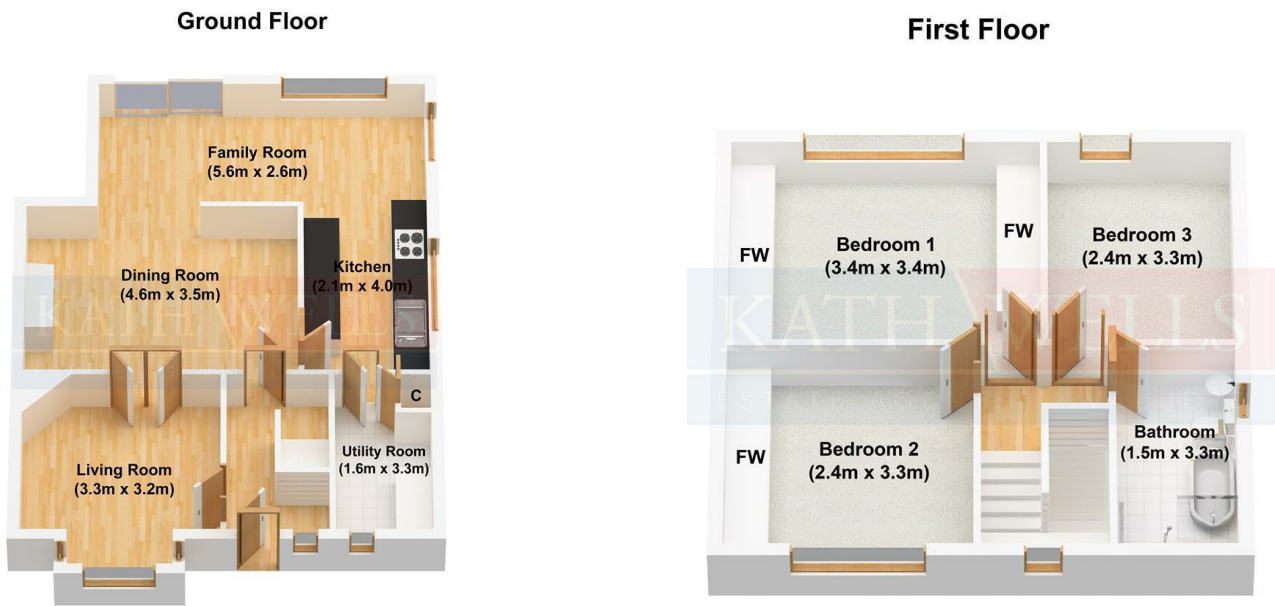
Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D

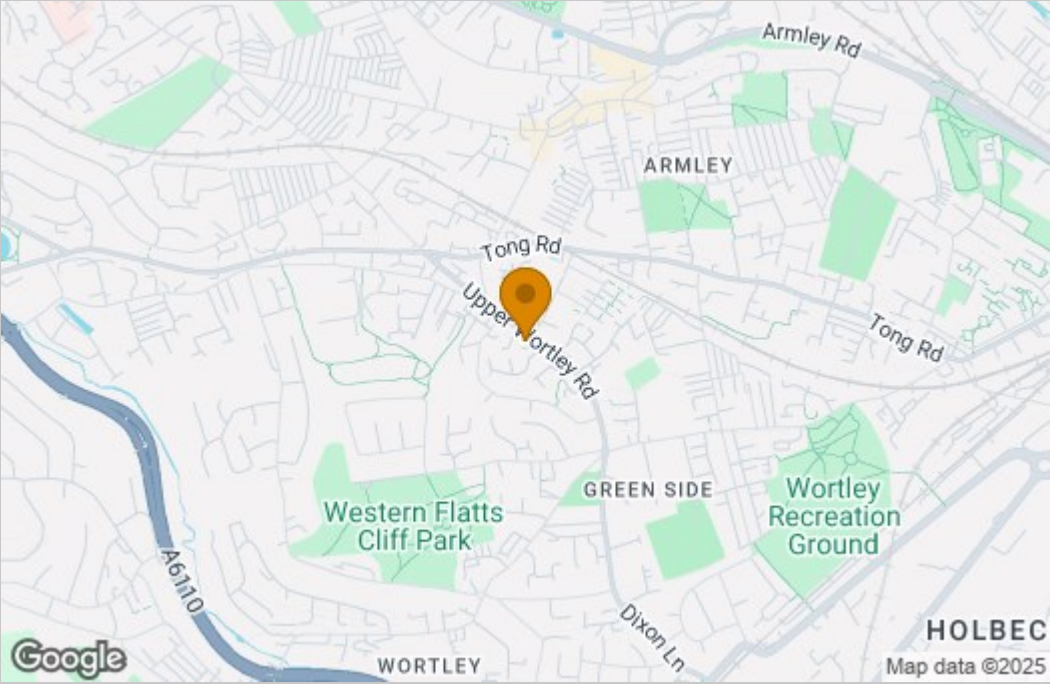
EPC Link:

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

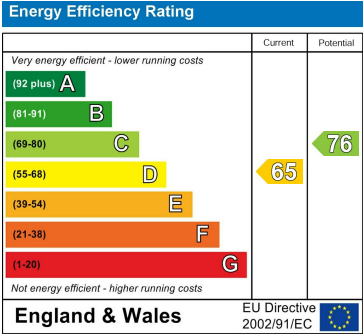
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.