

**71 Upper Wortley Road  
Leeds**



**4 Bedroom House - Semi-Detached  
£289,995**

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
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# 71 Upper Wortley Road, Wortley, Leeds, West Yorkshire, LS12 4JN

## GROUND FLOOR:

### Hallway:

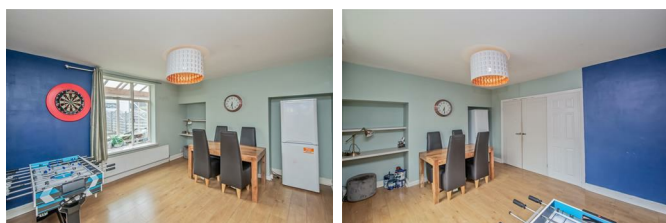
Access via a front entrance door, stairs rising to the first floor, double glazed window

### Living Room:



Double glazed bay window, central heating radiator, television point / media wall, inset modern electric fireplace, double doors through to the Dining Room

### Dining Room:



Double glazed window (through to the rear porch / extension / sun room), central heating radiator, ample space for a dining table and chairs

### Fitted Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, an inset stainless steel sink and drainer, built under electric oven / grill, four burner gas hob, extractor hood, central heating radiator, access to the utility room & rear porch / sun room / extension

### Utility Room:



Double glazed window, work surfaces & cabinets, plumbing for an automatic washing machine

### Cloakroom / WC:



Double glazed window, low flush WC

### Rear Porch / Extension / Sun Room:

A 'lean-to' extension with glazed windows running across the rear of the property

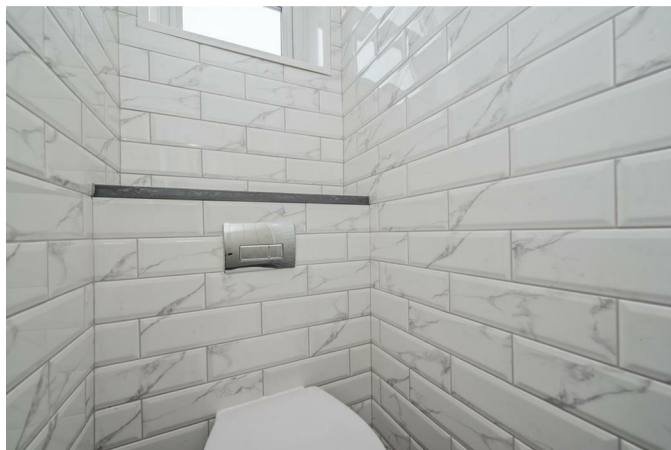
## FIRST FLOOR:

### Landing:

Access to the first floor accommodation, stairs rising to the second floor



### Separate WC:



Double glazed window, low flush WC with a concealed cistern, modern tiling

### Family Bathroom:



Double glazed window, a modern white suite with a panelled bath (glazed side screen & electric shower over), wash basin, central heating radiator

### Bedroom Two:



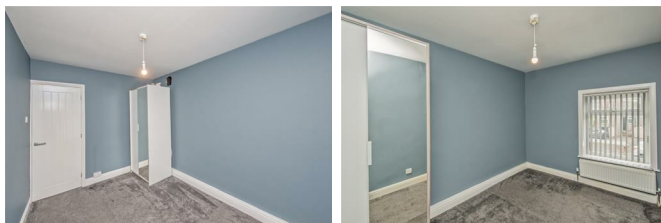
Double glazed window, central heating radiator

### Bedroom Three:



Double glazed window, central heating radiator

### Bedroom Four:



Double glazed window, central heating radiator

### SECOND FLOOR:

#### Bedroom One:



A large master bedroom, double glazed Velux windows, central heating radiator, built-in / fitted wardrobes & bedroom furniture, inset ceiling lighting

#### En-Suite Shower Room / WC:



Double glazed window, a modern suite comprising of a low flush WC with a concealed cistern, wash basin set into a vanity unit, shower area with a plumbed shower, inset ceiling lighting, extractor fan, modern tiling

### TO THE OUTSIDE:



## Gardens:



The front garden is enclosed by fencing and a low wall.  
The rear garden is enclosed by fencing and has a  
decked seating area, a pergola and an artificial lawn

## Single Garage / Off Street Parking:

A single garage to the rear of the property provides  
useful off street parking and storage

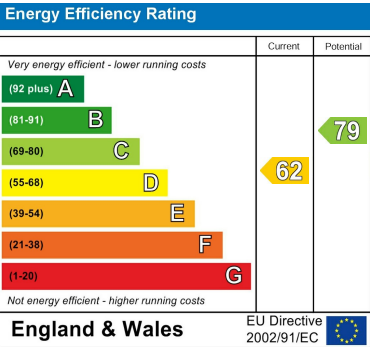
## Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D

## EPC Link:

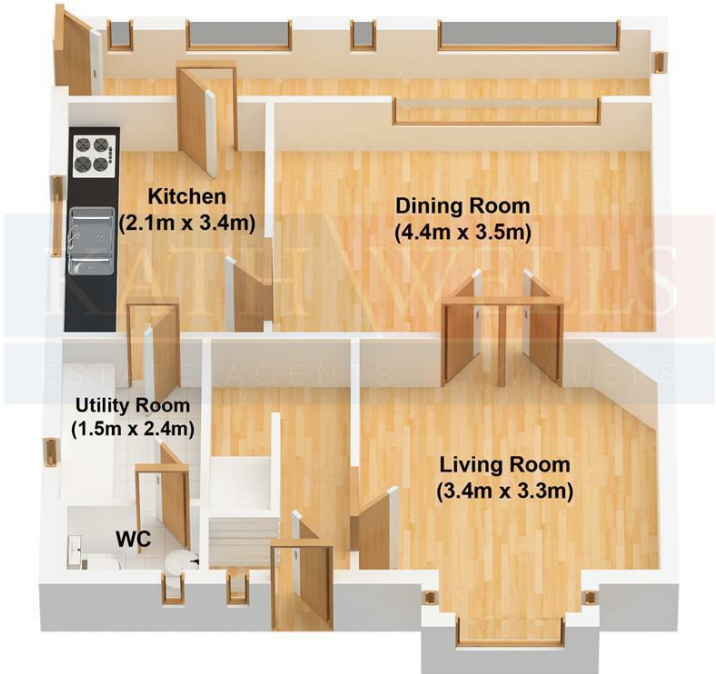
<https://find-energy-certificate.service.gov.uk/energy-certificate/4720-2252-0249-1000-0543>

Energy Efficiency Graph



Floor Plan

Ground Floor



First Floor



Second Floor

