



71 Upper Wortley Road, Leeds, LS12 4JN

Offers Around £279,995

A FOUR BEDROOM EXTENDED SEMI DETACHED which would be an ideal purchase for a variety of buyers including a GROWING FAMILY. The property benefits from having a MODERN FITTED KITCHEN and BATHROOM / EN-SUITE. Situated in a popular residential area this property is within walking distance of local amenities, well regarded 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 a 'media wall and a modern inset fireplace, FITTED KITCHEN with an ample range of cabinets, a separate UTILITY ROOM, a GUEST WC, and a rear PORCH / SUN ROOM with access to the garden.

To the first floor there are THREE BEDROOMS, a recently fitted BATHROOM with a shower over the bath, and a SEPARATE WC. The MASTER BEDROOM and EN-SUITE SHOWER ROOM / WC are located on the second floor.

Externally the property has a REAR GARDEN with a decked seating area and an artificial lawn. A SINGLE GARAGE provides useful OFF STREET PARKING.

The property benefits from having GAS CENTRAL HEATING & DOUBLE GLAZING, and is being sold CHAIN FREE ON COMPLETION.

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:

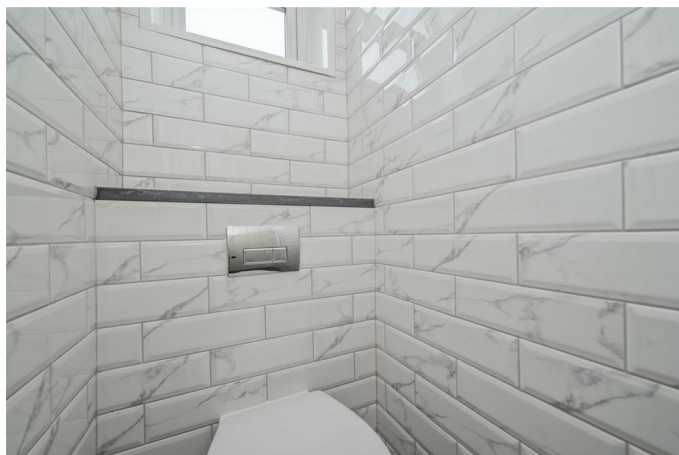
A 'lean-to' extension with glazed windows running across the rear of the property

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

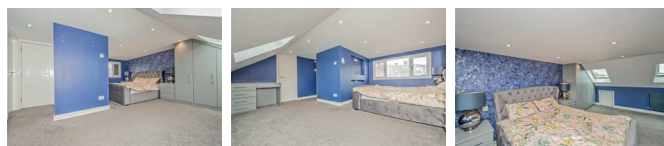
Bedroom Four:



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:

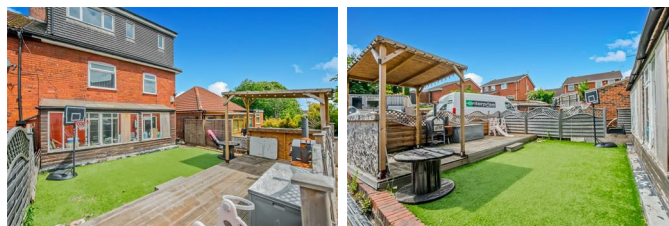


Double glazed window, a modern suite comprising of a low flush WC with a concealed cistern, wash basin set into a vanity unit, shower area with a plumbed shower, inset ceiling lighting, extractor fan, modern tiling

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

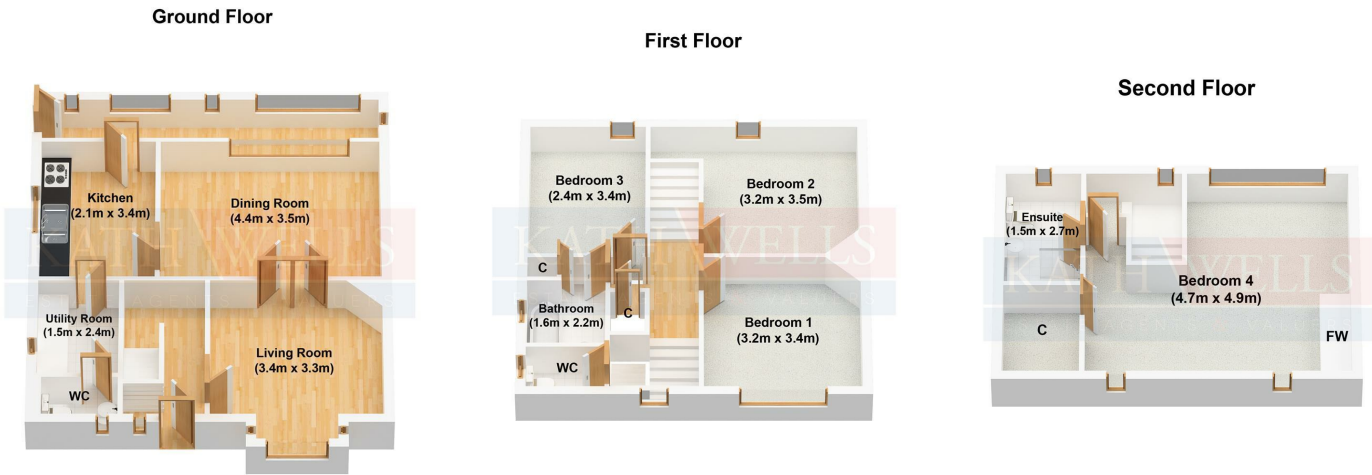
Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D

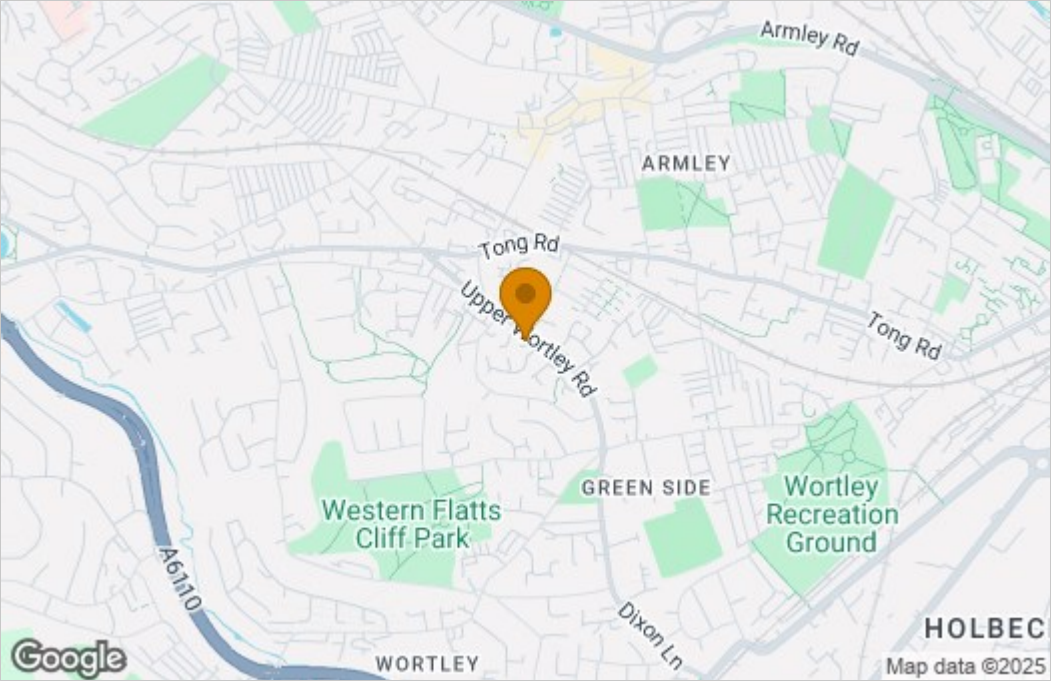
EPC Link:

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

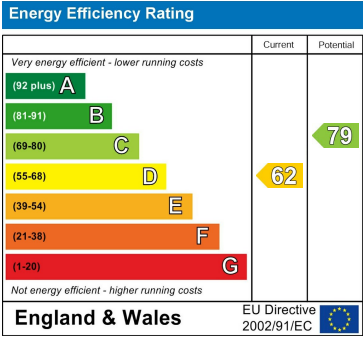
Floor Plan



Area Map



Energy Efficiency Graph



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