



43 Benson Gardens Leeds



3 Bedroom House - End Town House £199,995

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43 Benson Gardens, Wortley, Leeds, West Yorkshire, LS12 4LA

GROUND FLOOR:

Hallway:

Access via a part glazed front entrance door, stairs rising to the first floor, central heating radiator, laminated flooring

Living Room:



Double glazed bay window, central heating radiator, television point, ceiling coving, glazed internal door to the hallway, ample space for a range of living room furniture

Fitted Breakfast / Dining Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, an inset 1 1/4 bowl sink and drainer, built under electric oven / grill, four burner gas hob, space for a fridge / freezer, plumbing for an automatic washing machine, double glazed French doors opening onto the rear garden, breakfast bar, glazed internal door to the hallway

FIRST FLOOR:

Landing:

Access to the first floor accommodation, access to an insulated and part boarded loft space with a light via pull down loft ladder, glazed internal doors

Bedroom One:



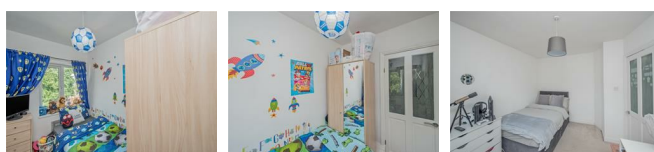
Double glazed window, central heating radiator, a good sized double bedroom with ample space for a range of bedroom furniture

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator, a good sized third / single bedroom

Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a plumbed shower above (rainfall shower head & a hand wand) & a glazed side screen, wash basin, low flush WC, ladder style central heating radiator / towel warmer, modern tiling

TO THE OUTSIDE:

Parking:



Hardstanding to the front of the property provides useful off street parking for two family sized cars

Gardens:



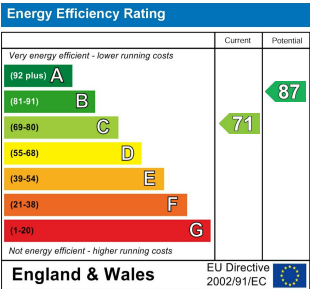
The rear garden is a good size and enclosed by both fencing and a hedge. The garden is mainly laid to lawn and has a paved patio / seating area, external lighting, an outside tap and a side access gate. The front garden is open and used for parking

EPC Link

<https://find-energy-certificate.service.gov.uk/energy-certificate/8607-7314-3522-7507-0603>

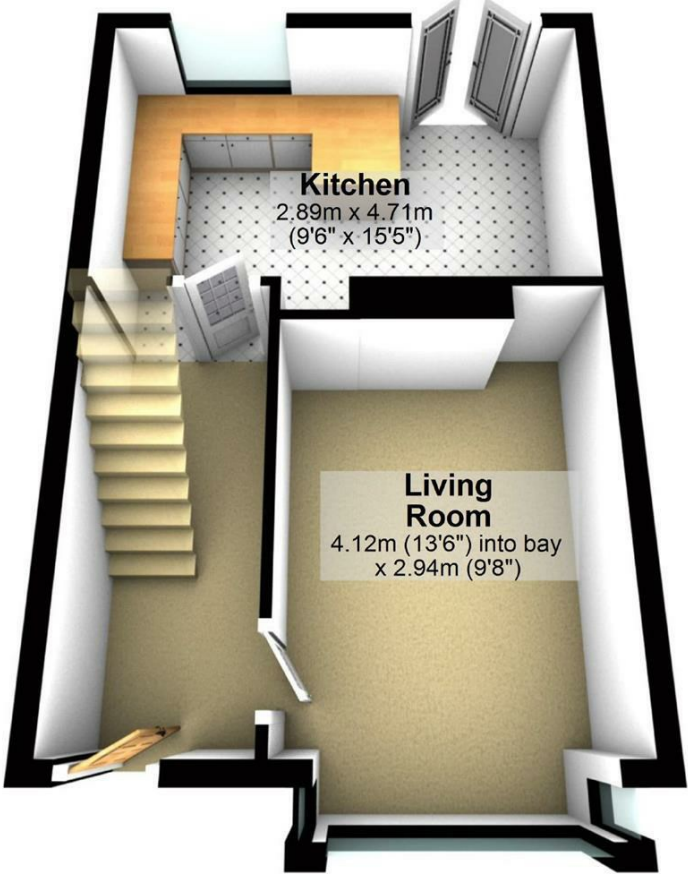
Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: C



Ground Floor

Approx. 33.8 sq. metres (363.5 sq. feet)



First Floor

Approx. 34.1 sq. metres (367.1 sq. feet)

