

**24 Wolley Avenue
Leeds**



**3 Bedroom House - Semi-Detached
£240,000**

69 Lower Wortley Road
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24 Wolley Avenue, New Farnley, Leeds, West Yorkshire, LS12 5DX

GROUND FLOOR:

Hallway:

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

Living Room:



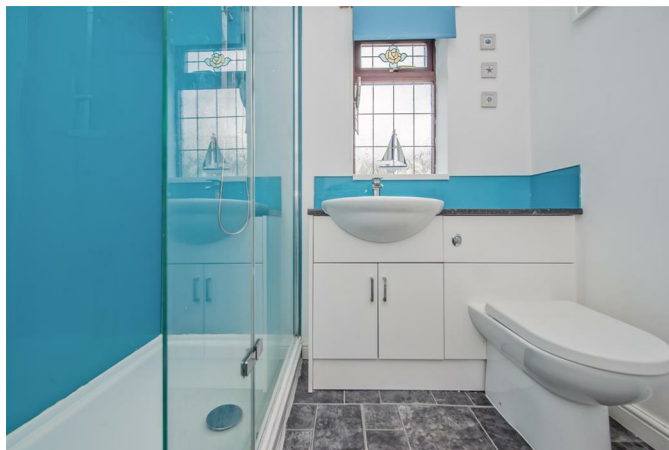
Double glazed window to the front elevation, double glazed French doors giving access to the rear garden, fire place and hearth with an inset living flame coal effect gas fire, television point

Fitted Breakfast / Dining Kitchen:



Double glazed window, part glazed external door giving access to the garden, a modern range of fitted wall, draw & base units, work surfaces, an inset stainless steel sink and drainer, a range of integral kitchen appliances (built under electric oven / grill, five burner gas hob, extractor hood, dishwasher, fridge), breakfast bar, pantry / storage cupboard with ample space for a fridge freezer, plumbing for an automatic washing machine

Ground Floor Shower Room / WC:



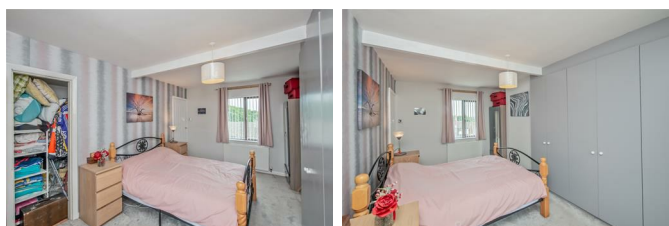
Double glazed window, a modern white suite comprising of wash basin & WC set into a vanity unit, a glazed shower cubicle with a plumbed shower (rainfall head & hand wand), inset ceiling lighting, ladder style central heating radiator / towel warmer

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation and to the loft space

Bedroom One:



Double Glazed Windows to two aspects, two central heating radiators, a range of built-in wardrobes (six doors), storage room

Bedroom Two:



Double glazed window, central heating radiator, storage cupboard, laminated flooring

Bedroom Three:



Double glazed window, central heating radiator

TO THE OUTSIDE:

Off Street Parking / Driveway:



A driveway provides useful off street parking for one family sized car

Gardens:



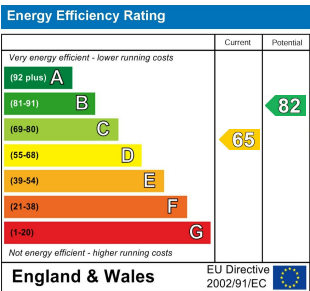
The front garden is enclosed by a low wall and hedge and is mainly low maintenance with some planting. The rear garden is a good size, enclosed by fencing, and has a paved seating area, a decked seating area, low maintenance areas, planted beds, external lighting, hot & cold outside taps, external power points, a garden shed, a fire pit. A summer house maybe included in the sale price subject to offer

Council Tax Band & EPC Rating:

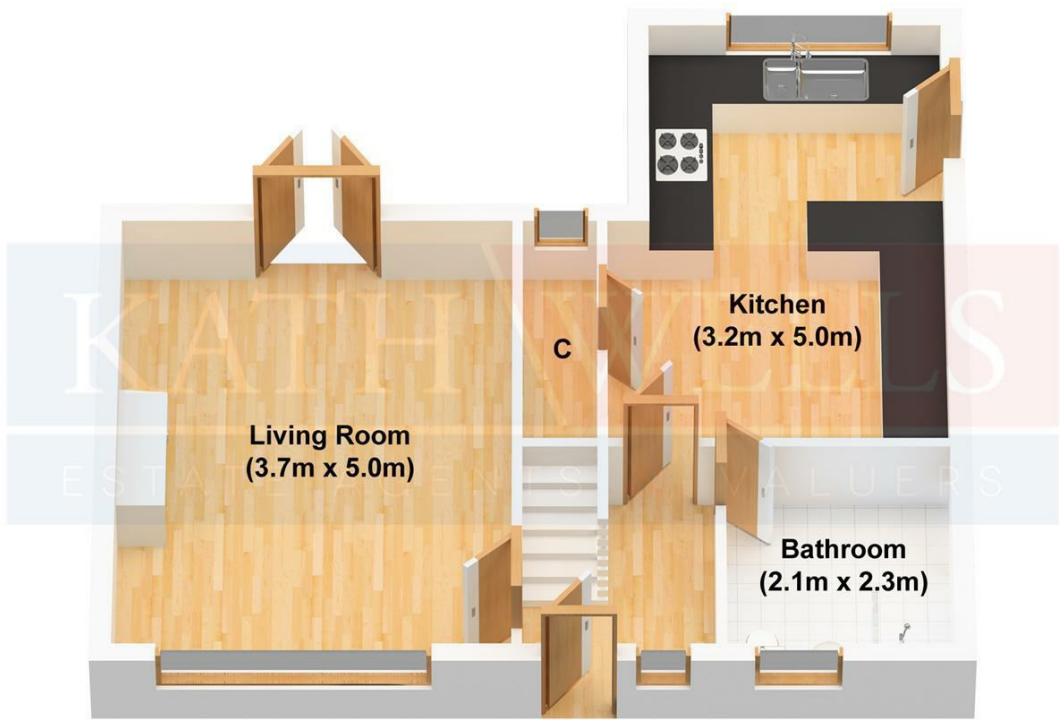
Council Tax Band: B / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0065-0207-4605-3422-2204>



Ground Floor



First Floor

