



12 Whingate Close Leeds



3 Bedroom House - Townhouse £165,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
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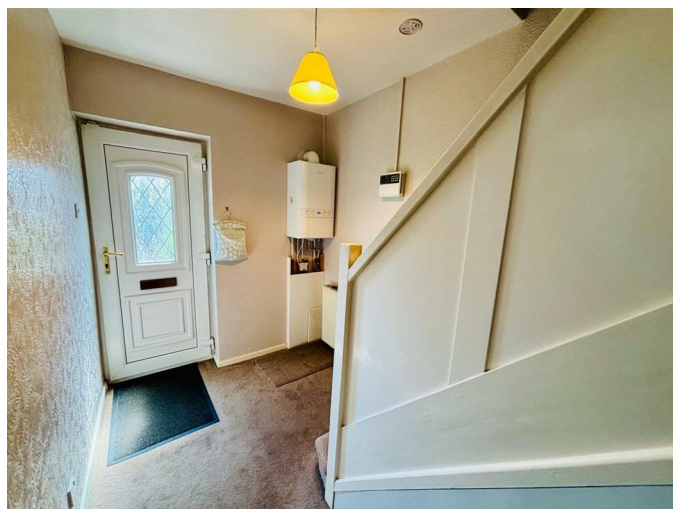
Web Site
www.kathwells.com

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sales@kathwells.com

12 Whingate Close, Armley, Leeds, West Yorkshire, LS12 3QT

GROUND FLOOR:

Hallway:



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

Living Room:



Double glazed window, an external door giving access to the garden, a fireplace and hearth with an inset living flame coal effect fire, television point

Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, an inset sink and drainer, plumbing for an automatic washing machine, space for a fridge / freezer, gas cooker point, central heating radiator

FIRST FLOOR:

Landing:

Access to the first floor accommodation and to the loft space

Bedroom One:



Double glazed window, central heating radiator

Bedroom Two:



Double glazed window, central heating radiator, wardrobes and drawer units

Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with an electric shower above, wash basin, low flush WC, central heating radiator

TO THE OUTSIDE:

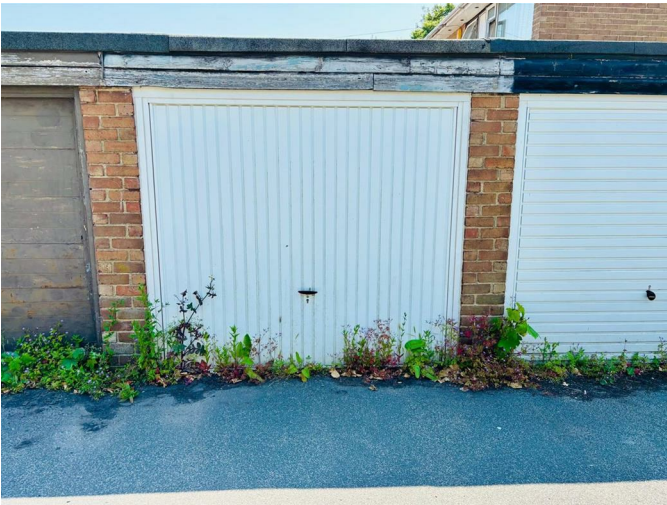
The front garden is enclosed by fencing, a low wall, and a hedge; this garden is mainly paved. The rear garden is a good size, enclosed by fencing and a hedge, and has a paved patio / seating area and an artificial lawn

Gardens:



The front garden is mainly paved. The rear garden is enclosed and has a paved area and an artificial lawn

Off Street Parking / Single Garage:



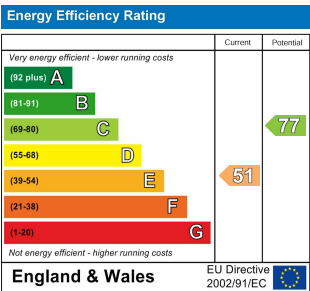
A single garage provides useful off street parking and storage

EPC Link:

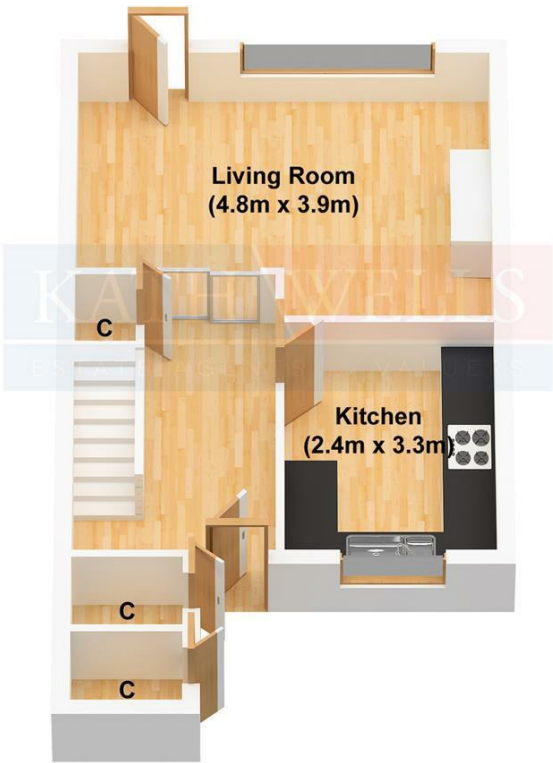
<https://find-energy-certificate.service.gov.uk/energy-certificate/3106-1215-3002-0296-7502>

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: E



Ground Floor



First Floor

