



## **11 Highfield Garth Leeds**



## **2 Bedroom House - Townhouse £155,000**

69 Lower Wortley Road  
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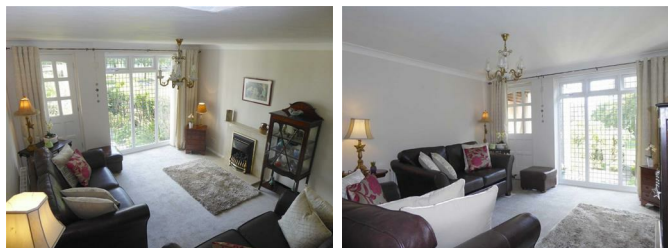
# 11 Highfield Garth, Wortley, Leeds, West Yorkshire, LS12 4UA

## GROUND FLOOR:

### Entrance Vestibule:

Access via a part glazed front entrance door, double glazed window, an ideal space for coats and boots

### Living Room:



A part glazed door from the entrance vestibule, double glazed window with views over the front garden and parkland, central heating radiators, a fireplace and hearth with a living flame coal effect fire, ceiling coving, television point

### Inner Hallway:

Stairs rising to the first floor, access to the dining kitchen

### Fitted Dining Kitchen:



A part glazed external door giving access to the rear garden, double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, an inset sink and drainer, space for a fridge / freezer, plumbing for an automatic washing machine, gas cooker point, ample space for a dining table and chairs, central heating radiator, a pantry providing useful storage space.

## FIRST FLOOR:

### Landing:

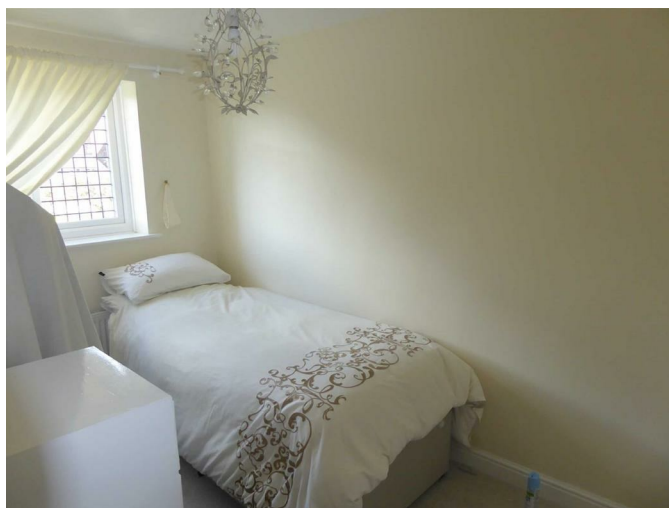
Access to the first floor accommodation and to the loft space, central heating radiator, built in airing cupboard.

### Bedroom One:



Double glazed window with views over adjacent parkland, central heating radiator, built in / fitted wardrobes (four door)

### Bedroom Two:



Double glazed window, built in double wardrobe, central heating radiator.



**Bathroom / WC:**



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

**TO THE OUTSIDE:**

**Off Street Parking / Single Garage:**



There is a garage providing useful storage space with an up and over door.

**Gardens To The Rear:**



The enclosed rear garden is paved and comprises of flower beds containing mature shrubs, an outside tap and a wrought iron entrance gate.

**Gardens To The Front:**



A well maintained front garden with an artificial lawn, well stocked flower beds, a wrought iron garden gate and views over parkland.

**Views Over Parkland:**

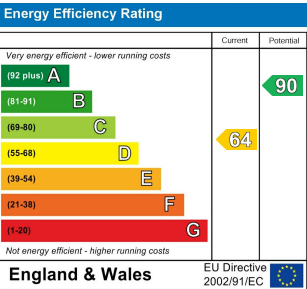


**EPC Rating & Council Tax Band:**

EPC Rating: D / Council Tax Band: B

**EPC Link:**

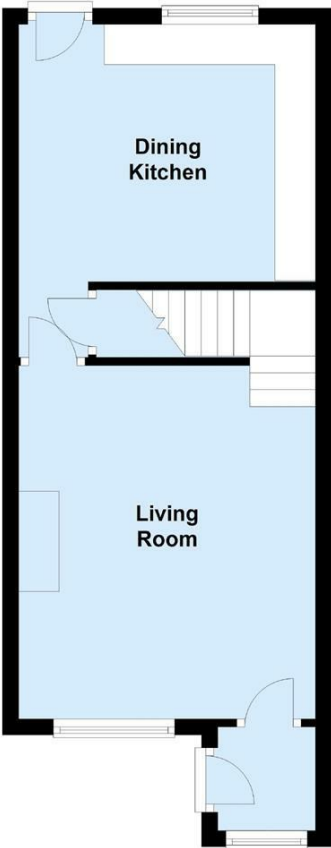
<https://find-energy-certificate.service.gov.uk/energy-certificate/8851-6420-6639-2027-6922?print=true>



Floor Plan

Ground Floor

Approx. 30.0 sq. metres (322.6 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.6 sq. feet)

