



6 Brooksbank Court Leeds



4 Bedroom House - End Town House £324,995

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
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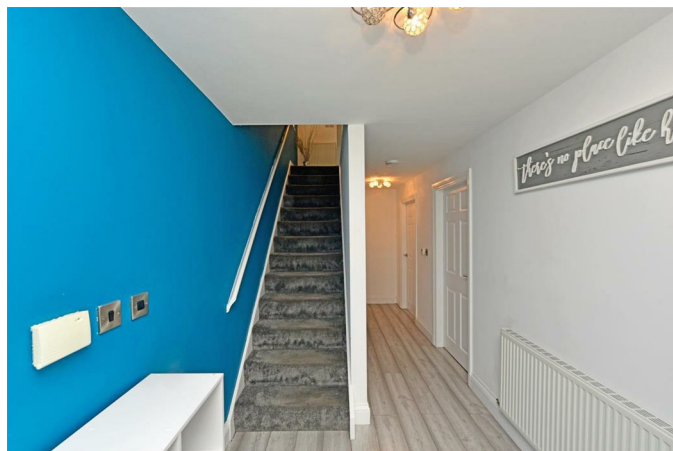
Web Site
www.kathwells.com

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6 Brooksbank Court, Halton, Leeds, West Yorkshire, LS15 7BF

GROUND FLOOR:

Hallway:



Access via a front entrance door, stairs rising to the first floor

Cloakroom / WC:



A modern white suite comprising of a low flush WC and wash basin

Living Room:



Double glazed window, a good sized living room with ample space for a range of living room furniture

Fitted Dining Kitchen:



Double glazed window, double glazed French doors opening onto the rear garden, a modern range of fitted wall, drawer & base units, work surfaces, breakfast bar, an inset stainless steel sink and drainer with a mixer tap, gas hob, built under electric oven / grill, extractor hood, integral fridge freezer and automatic washing machine, ample space for a dining table and chairs

FIRST FLOOR:

Landing:

Access to the first floor accommodation, stairs rising to the second floor

Bedroom Two:



A good sized double bedroom, double glazed window

Bedroom Three:



A good sized double bedroom, double glazed window

Bedroom Four / Home Office:



Double glazed window - a good sized room which could be used as a home office for buyers who work from home

Bathroom / WC:



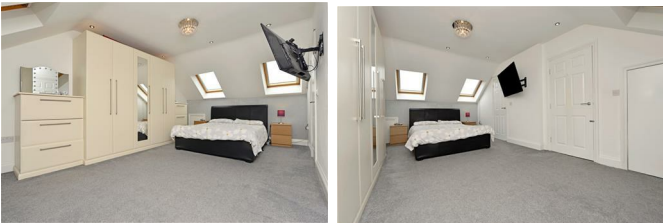
Double glazed window, a modern white suite comprising of a panelled bath, a separate shower cubicle with shower, wash basin, and low flush WC

SECOND FLOOR:

Landing:

Access to the second floor accommodation

Master Bedroom:



A good sized double bedroom, double glazed Velux windows, a range of fitted bedroom furniture, inset ceiling lights, large built-in storage cupboard

En-suite Shower Room / WC:



A modern white suite comprising of a shower cubicle with shower, low flush WC and a wash basin

TO THE OUTSIDE:



Gardens:



The front garden is open plan. The rear garden is enclosed with gated access from the front of the property. This garden has a paved patio, a lawn and a useful outbuilding providing ample storage

Off Street Parking / Driveway:



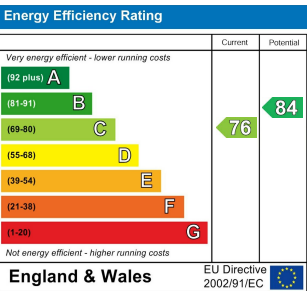
A driveway provides useful off street parking

Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: C

EPC Link:

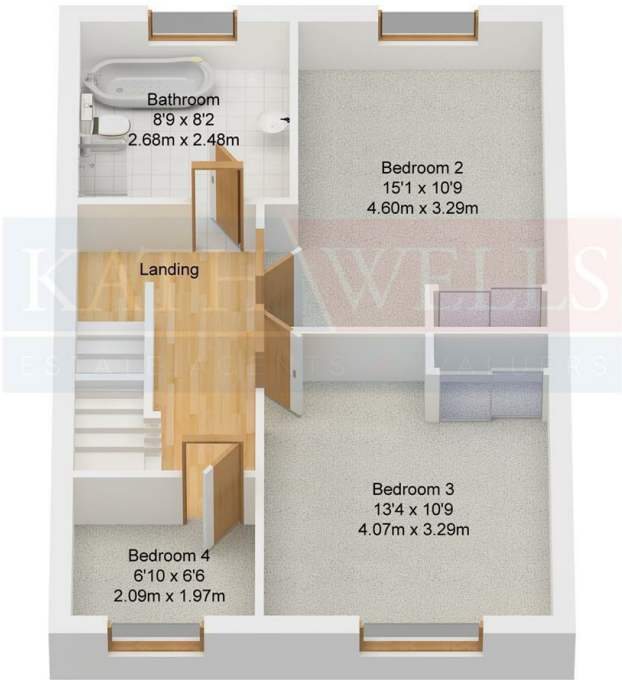
<https://find-energy-certificate.service.gov.uk/energy-certificate/0720-9214-0708-0003-0583>



Floor Plan



Ground Floor
Approx. 49.44 sqm.
(532.16 sqft.)



First Floor
Approx. 48.05 sqm.
(517.20 sqft.)



Second Floor
Approx. 30.90 sqm.
(332.60 sqft.)