



98 Cockshott Lane Leeds



3 Bedroom House - Semi-Detached £215,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

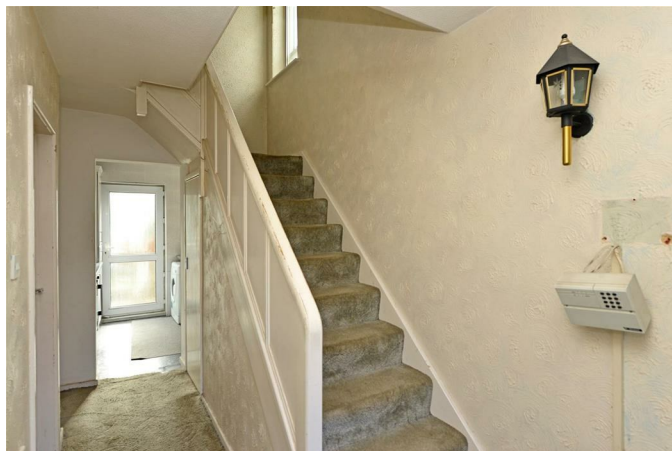
Web Site
www.kathwells.com

email
sales@kathwells.com

98 Cockshott Lane, Armley, Leeds, West Yorkshire, LS12 2RQ

GROUND FLOOR:

Entrance Hallway



Access via a front entrance door, double glazed window, under-stairs storage cupboard, central heating radiator, stairs rising to the first floor

Living Room:



Double glazed bay window, central heating radiator, fire surround with gas fire

Fitted Kitchen:



Double glazed window, part glazed external door leading to the rear, a range of fitted wall, drawer & base units, work surfaces, inset stainless steel sink & drainer with a mixer tap, electric hob with extractor above, built under electric oven / grill, plumbing for an automatic washing machine, space for a fridge / freezer

Dining Room:



Double glazed patio doors opening onto the rear garden, central heating radiator

FIRST FLOOR:

Landing:

Double glazed window, central heating radiator, access to upper floor rooms and the loft space.

Bedroom One:



Double glazed window, a good size room with central heating radiator

Bedroom Two:



Double glazed window, a good size room, central heating radiator.

Bedroom Three:



Double glazed window, central heating radiator.

Bathroom / W:



Windows, a three piece bathroom suite comprising of a panelled bath with a shower above, wash basin, low flush WC, storage cupboard

TO THE OUTSIDE

Front Garden and Driveway



Access from main road into garden with wrought Iron gates which could provide off street parking, low maintenance garden enclosed via stone dwarf wall to front. To the rear a good size garden with mature planting and private aspect.

Rear Garden:

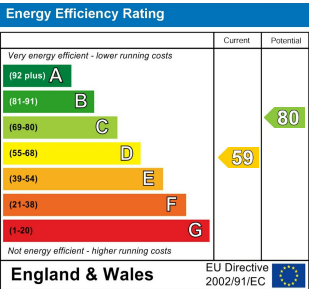


Garage

Detached garage, in need of repair.

Council Tax Band / EPC Rating:

Council Tax Band: B / EPC Rating: D



Ground Floor

