

22 Water Lane Leeds



3 Bedroom House - Semi-Detached £220,000

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22 Water Lane, Farnley, Leeds, West Yorkshire, LS12 5LX

GROUND FLOOR:

Hallway:

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

Living Room:



Double glazed window, a fireplace and hearth with an electric flame effect fire, central heating radiator, ceiling coving, television point

Dining Room:



Extended to the rear, a fireplace and hearth with an electric flame effect fire, central heating radiators, television point, ceiling coving, ample space for a range of dining room furniture

Fitted Kitchen:



Double glazed window, a part glazed external door giving access to the garden, a range of fitted wall, drawer & base units, breakfast bar, work surfaces, electric cooker point, an inset 1 1/4 bowl stainless steel sink and drainer, space for a fridge / freezer, plumbing for an automatic washing machine

FIRST FLOOR:

Landing:

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

Bedroom One:



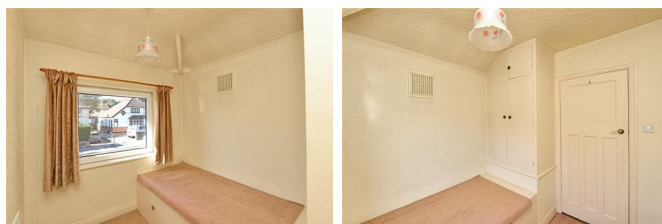
Double glazed window, central heating radiator

Bedroom Two:



Double glazed window, central heating radiator, built-in storage cupboards

Bedroom Three:



Double glazed window, central heating radiator, built-in cabin bed with storage below

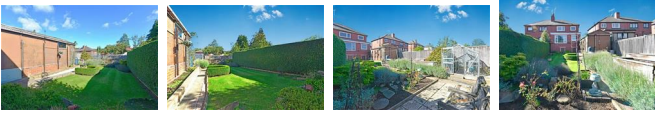
Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a shower above and a glazed side screen, low flush WC, wash basin, central heating radiator, inset ceiling lighting

TO THE OUTSIDE:

Gardens:



The front garden is mainly low maintenance with some planting. The rear garden is a good size and has a patio / seating area, a lawn, a greenhouse and some planting.

Off Street Parking / Single Garage / Shared Drivew



A shared driveway provides access to a single detached garage

Under-house Storage:

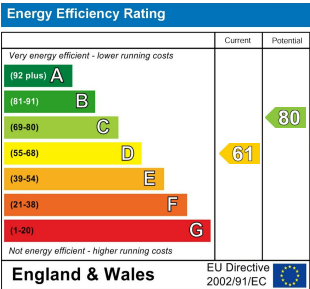
Under-house storage can be accessed from the side of the property

Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: D

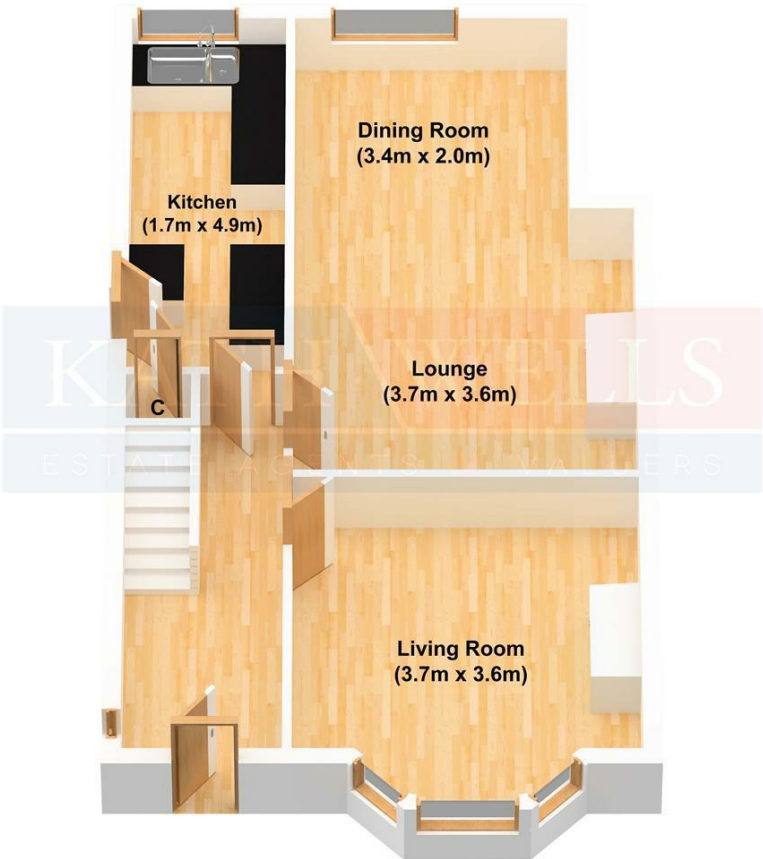
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9609-3265-2002-0291-7002>



Floor Plan

Ground Floor



First Floor

