



## **2 Barkers Well Gate Leeds**



## **4 Bedroom House - Detached £525,000**

69 Lower Wortley Road  
Wortley  
Leeds  
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## 2 Barkers Well Gate, New Farnley, Leeds, West Yorkshire, LS12 5TZ

### GROUND FLOOR:

#### Hallway:



Access via a part glazed front entrance door, stairs rising to the first floor, two central heating radiators, internal access to the integral double garage, large under stair storage cupboard

#### Cloakroom / WC:



Double glazed window, a white suite comprising of a low flush WC, wash basin, central heating radiator

#### Living Room:



Double glazed window, a fireplace and hearth with a fire, television point, two central heating radiator, double doors through to the dining room

#### Dining Room:



Double glazed rear door opening onto the rear garden, central heating radiator, ample space for dining room furniture

#### Fitted Breakfast Kitchen:



Double glazed window, double glazed rear door opening onto the rear garden, a modern range of fitted wall, drawer & base units, work surfaces, inset sink and drainer, four burner electric hob with extractor hood above, built under electric oven / grill, plumbing for an automatic washer, integral for fridge freezer, built in breakfast bar, central heating radiator

### FIRST FLOOR:

#### Landing:

Access to the first floor accommodation, access to loft space, central heating radiator, storage cupboard

#### Bedroom One:



Double glazed window, television point, built in wardrobe/ storage cupboard, walk-in wardrobe, central heating radiator

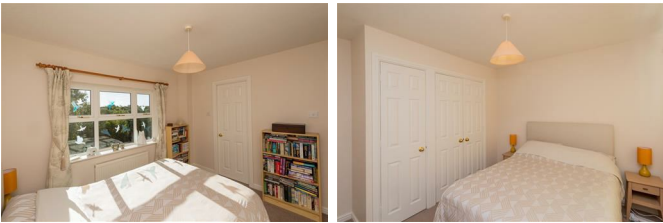
#### En-suite Shower Room / WC:



Double glazed window, a modern white suite comprising of a glazed shower cubicle with a plumbed shower, a wash basin, low flush WC, central heating radiator / towel warmer



Bedroom Two:



Double glazed window, central heating radiator, Built in wardrobe, access to the Jack & Jill en-suite

En-suite Shower Room / WC:



A white suite comprising of a glazed shower cubicle with an electric shower above, low flush WC, wash basin set into a vanity unit, Jack & Jill en-suite for bedroom two & bedroom three

Bedroom Three:



Double glazed window, central heating radiator, Built in wardrobe, Jack & Jill en-suite

Bedroom Four:



Double glazed window, central heating radiator, built in wardrobe

Family Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath, low flush WC, wash basin, central heating radiator

TO THE OUTSIDE:



Gardens:



The rear garden is enclosed by fencing and shrubs and has a paved seating area (which would be useful as an entertainment space), planted beds, and an outside tap. The front garden is low maintenance and has planted beds

Off Street Parking / Integral Double Garage:

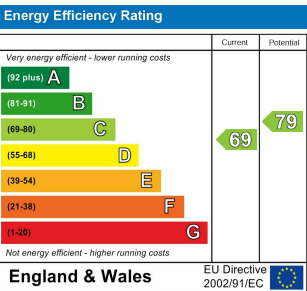
A driveway provides useful off street parking and access to a double integral garage. The garage has power, light, and internal access through to the hallway.

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/6108-7215-0002-0521-7202>

Council Tax Band / EPC Rating:

Council Tax Band: E / EPC Rating: C



Floor Plan

Ground Floor



First Floor

