



## 31 Wesley Terrace Leeds



## 3 Bedroom House - Semi-Detached £259,995

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

**Web Site**  
[www.kathwells.com](http://www.kathwells.com)

**email**  
[sales@kathwells.com](mailto:sales@kathwells.com)

# 31 Wesley Terrace, Leeds, West Yorkshire, LS13 2EW

## GROUND FLOOR:

### Hallway:

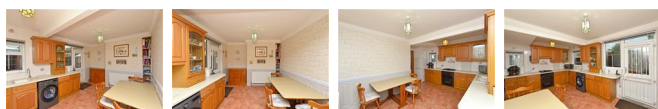
Access via double glazed front entrance door, stairs rising to the first floor, central heating radiator

### Living Room:



Double glazed window, central heating radiators, television point, laminated flooring, a fireplace and hearth with a electric fire

### Fitted Dining Kitchen:



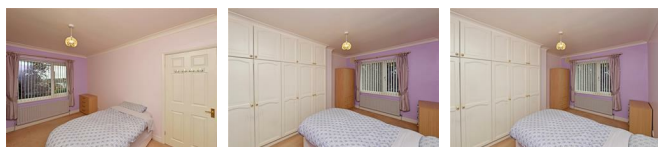
Double glazed window, a glazed external door opening onto the rear garden, a range of fitted wall, drawer & base units, work surfaces, an inset sink & drainer with a mixer tap, built under oven / grill, four burner gas hob, plumbing for an automatic washer, free standing fridge / freezer, ample space for dining table & chairs`

## FIRST FLOOR:

### Landing:

Double glazed window, access to first floor accommodation

### Bedroom One:



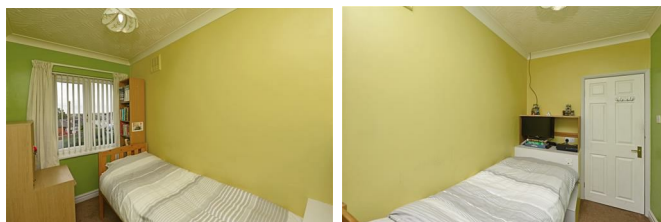
Double glazed window, central heating radiator, built in wardrobe / storage

### Bedroom Two:



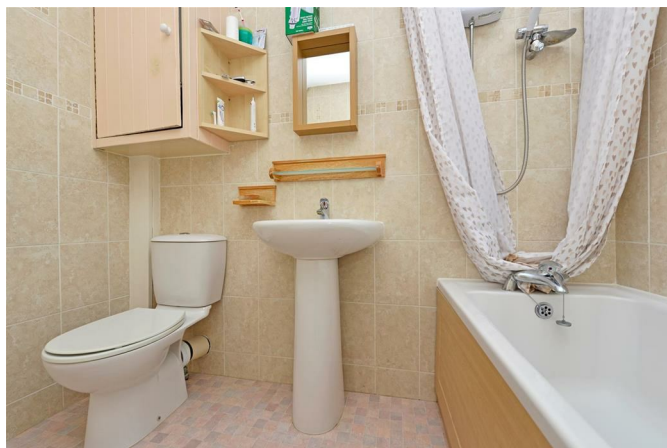
Double glazed window, central heating radiator

### Bedroom Three:



Double glazed window, central heating radiator, large single bedroom

### Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with an electric shower above, wash basin, low flush WC, built in storage cupboards, ladder style central heating radiator / towel warmer

## TO THE OUTSIDE:

### Gardens:



The rear garden is a good size and is paved, enclosed by fencing, an outdoor tap, low maintenance, outdoor lighting and has a garage providing useful space for outdoor storage. The front garden is mainly laid to lawn and part block paved and would be a useful entertainment space. The front is also low maintenance and is enclosed by fencing.

### Driveway / Off Street Parking:

A driveway to the front provides useful off street parking for 2 family sized cars

### Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: C

### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2720-2212-0237-6007-0503>

