



6 Water Lane Leeds



3 Bedroom House - Semi-Detached £275,000

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

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

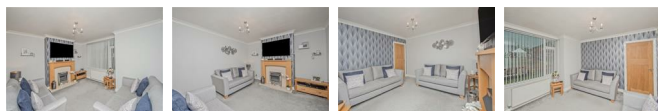
GROUND FLOOR:

Hallway:



Access via a part glazed front entrance door, double glazed window, stairs rising to the first floor, laminated flooring, small storage cupboard

Living Room:



Double glazed window, a fireplace and hearth with an inset electric fire, central heating radiator, television point

Fitted Kitchen / Diner



Double glazed window, a part glazed external door giving access to the rear garden, a range of modern fitted wall, drawer & base units, work surfaces, electric cooking point with extractor above, built under oven / grill, an inset sink and drainer, space for a fridge freezer, plumbing for an automatic washer, central heating radiator, ample space for a dining table & chairs

FIRST FLOOR:

Landing:

Access to first floor accommodation

Bedroom One:



Double glazed window, central heating radiator, television point

Bedroom Two:



Double glazed window, central heating radiator, access to fully boarded loft

Bedroom Three:



Double glazed window, central heating radiator, good sized single bedroom

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, ladder style central heating radiator / towel warmer, 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 decked patio providing useful space for alfresco dining, a lawn, enclosed by fencing, outdoor tap, outdoor lighting

Off Street Parking / Single Garage / Shared Drivew



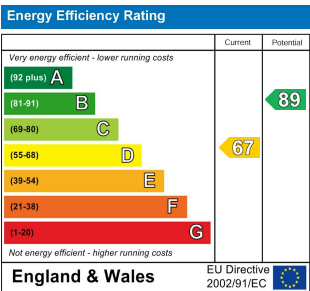
A shared driveway with parking for two cars provides access to a single garage with further parking for one car

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/4439-6628-4000-0445-8206>



Ground Floor



First Floor

