



43 Portland Road Leeds



3 Bedroom House - Terraced £174,995

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

43 Portland Road, Wortley, Leeds, West Yorkshire, LS12 4LT

GROUND FLOOR:

Entrance Hallway:

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

Living Room:



Double glazed window, central heating radiator, television point, wall mounted electric fire, ample space for a range of living room furniture

Fitted Dining Kitchen:



Double glazed French doors opening onto the rear garden, double glazed window, a range of fitted wall, drawer & base units, work surfaces, an inset sink & drainer, cooker point with extractor hood above, ample space for a fridge / freezer, plumbing for an automatic washing machine, ample space for a dining table & chairs

FIRST FLOOR:

Landing:

Access to first floor accommodation, access to a part boarded loft space

Bedroom One:



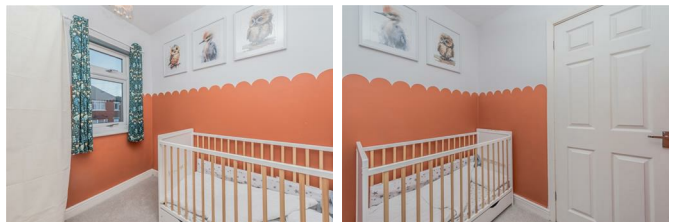
Double glazed window, central heating radiator, built in wardrobes / storage

Bedroom Two:



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

Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with a plumbed shower above, a low flush WC, wash basin set into a vanity unit, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:

Gardens:



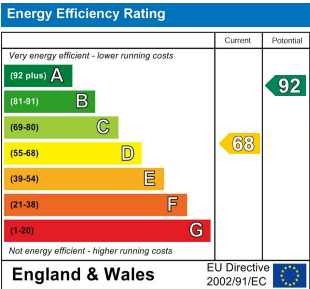
The front garden is fully paved and enclosed. The rear garden is fully paved and enclosed with an outside tap

EPC Link:

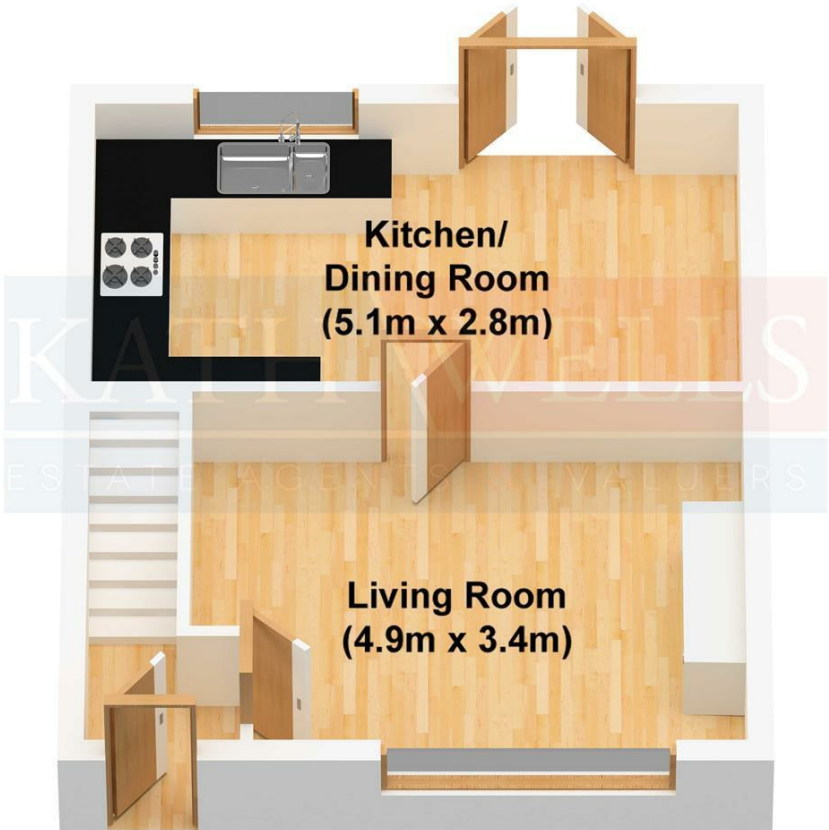
<https://find-energy-certificate.service.gov.uk/energy-certificate/8646-7825-4060-4467-9926>

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: D



Ground Floor



First Floor

