

3 College View Leeds



**4 Bedroom House - Detached
£385,000**

69 Lower Wortley Road
Wortley
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3 College View, Leeds, West Yorkshire, LS12 3LT

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, fire place & hearth with an inset living flame, ample space for living room furniture

Dining Room:



Double glazed French doors opening onto the rear garden, ample space for a dining table & chairs

Fitted Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, inset sink & drainer, built in kitchen appliances (built under oven / grill, gas hob, extractor hood above), integrated fridge / freezer

Utility Room:

Part glazed door to the rear elevation, plumbing for an automatic washing machine, fitted storage

Cloakroom / WC:

A white suite comprising of a low flush WC, wash basin, central heating radiator

FIRST FLOOR:

Landing:

Access to the first floor accommodation

Bedroom One:



Double glazed window, central heating radiator, fitted wardrobes / storage, ample space for a range of bedroom furniture

En-suite Shower Room / WC:



Double glazed window, a modern suite comprising of a glazed shower cubicle, low flush WC, wash basin set into a vanity units, ladder style central heating radiator

Bedroom Two:



Double glazed window, central heating radiator, built in wardrobe / storage, ample space for a range of bedroom furniture

Bedroom Three:



Double glazed window, central heating radiator, fitted wardrobes

Bedroom Four:



Double glazed window, central heating radiator

Family Bathroom / WC:



Double glazed window, a white suite comprising of a free standing bath , low flush WC, wash basin, ladder style central heating radiator

TO THE OUTSIDE:

Gardens:



The front garden is open plan and low maintenance. The rear garden has a good sized lawn as well as a paved patio and is fully enclosed by fencing

Off Street Parking / Driveway / Garage:



A good sized driveway provides useful off street parking for two cars and a single garage provides additional parking for one car and could be used as a useful storage space

EPC Link:

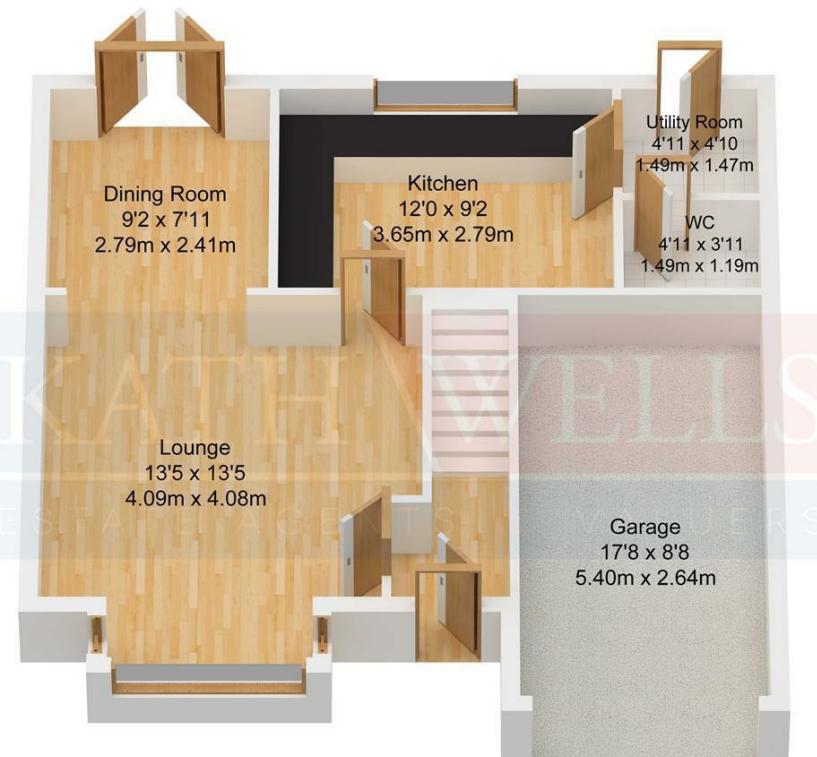
<https://find-energy-certificate.service.gov.uk/energy-certificate/0598-0039-6295-9172-9924>

Council Tax Band / EPC Rating:

Council Tax Band: D / EPC Rating: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Floor Plan



Ground Floor
Approx. 56.50 sqm.
(608.00 sqft.)



First Floor
Approx. 51.90 sqm.
(558.00 sqft.)