



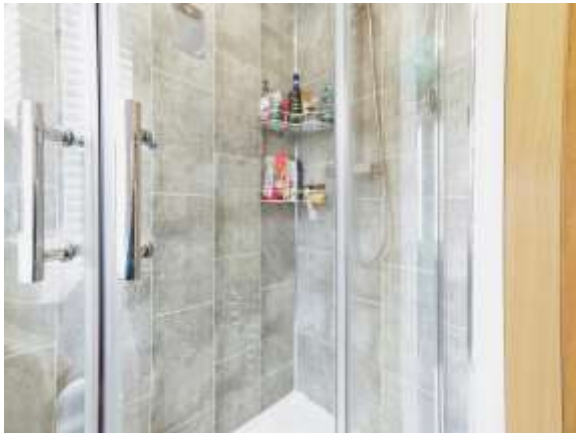
**Greenside Terrace, Wortley LEEDS LS12 4SZ**

**welcome to**

**Greenside Terrace, Wortley LEEDS**

Located in the heart of Wortley with strong transport links is this three bedroom family home with a stylish fitted kitchen, pleasant living room, good sized bedrooms and fully tiled spacious shower room. The enclosed garden adds to the feeling of privacy.

A viewing is strongly advised.



### **Greenside Terrace**

Terraced property briefly comprising of Entrance Hall, Lounge, Kitchen Diner, Three Bedrooms, Bathroom and Outside Area.

### **Hallway**

5' 6" x 4' ( 1.68m x 1.22m )

Front entrance door leading to the welcoming hallway.

### **Lounge**

12' 7" x 12' 4" ( 3.84m x 3.76m )

A good sized family living room for relaxing being carpeted and having double glazed window to the front elevation, central heating radiator.

### **Kitchen Diner**

15' 4" x 10' 8" ( 4.67m x 3.25m )

Well designed kitchen with range cooker with tiling to wall, extractor fan above, wall hung, drawer and base units and complimentary worktop surfaces, sink with drainer, plumbing for washer and dryer, under stairs storage, 2 plinth heaters, spot lights to ceiling, double glazed window to the rear, door to garden.

### **Landing**

9' 2" x 5' 4" ( 2.79m x 1.63m )

Staircase rising to the first floor, carpet, access to the insulated loft.

### **Bedroom 1**

12' 6" x 10' ( 3.81m x 3.05m )

The master bedroom is a good sized double room with carpet, radiator and double glazed windows to the front elevation.

### **Bedroom 2**

11' x 9' 9" ( 3.35m x 2.97m )

A good sized second bedroom with carpet, radiator and double glazed windows to the rear.

### **Bedroom 3**

7' 5" x 5' 4" ( 2.26m x 1.63m )

The third bedroom has carpet, radiator and double glazed window to the front elevation.

### **Shower Room**

6' 4" x 5' 3" ( 1.93m x 1.60m )

Having a double waterfall shower, tiled floor and cladding to walls, low flush WC, vanity sink unit, heated towel rail, frosted double glazed window.

### **External**

The yard area is a great place to relax with the owner advising us that the sun stays all day. Useful shed.



***view this property online*** [williamhbrown.co.uk/Property/PDY114669](http://williamhbrown.co.uk/Property/PDY114669)



welcome to

## Greenside Terrace, Wortley LEEDS

- Three Bedroom End Terrace
- Local to Five Lanes & Lower Wortley Schools
- Solid Wood Flooring to Kitchen & Range Cooker
- Waterfall Shower
- Viewing A Must

Tenure: Freehold EPC Rating: C

offers over

**£170,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PDY114669](http://williamhbrown.co.uk/Property/PDY114669)



Property Ref:  
PDY114669 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**0113 257 2014**



[Pudsey@williamhbrown.co.uk](mailto:Pudsey@williamhbrown.co.uk)



4-6 Church Lane, PUDSEY, West Yorkshire,  
LS28 7BD



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**