



Wolley Court, Leeds LS12 5QW

welcome to

Wolley Court, Leeds

A spacious terraced family home improved by the current owners with large gardens in a quiet cul-de-sac. Located in a sought-after village near Lawns Park Primary and Farnley Academy with good local facilities.



Wolley Court

Mid terraced house briefly comprising of Entrance Hall, Lounge, Kitchen Diner, Three Bedrooms, Bathroom, gardens.

Entrance Hall

Front entrance door leading to the entrance hall with laminate flooring.

Lounge

16' 8" x 11' 11" (5.08m x 3.63m)

With French doors to the garden and double glazing windows, this spacious room is flooded with light, with beautiful cornices, central heating radiator and laminate flooring.

Kitchen Diner

11' 1" x 8' 11" (3.38m x 2.72m)

Well designed Ideal kitchen only 5 years old with wall hung, drawer and base units and complimentary worktop surfaces over, oven, hob and extractor fan, laminate flooring, sink with drainer, plumbing for washer, plumbing for dishwasher and space for fridge freezer, central heating radiator and double glazed windows to the front elevation.

Landing

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

Loft

Boarded and insulated.

Bedroom One

10' 3" x 9' 8" (3.12m x 2.95m)

Good sized master bedroom with carpet, central heating radiator and double glazed windows to the rear.

Bedroom Two

11' 2" x 7' 1" (3.40m x 2.16m)

With double glazed windows to the front elevation, central heating radiator and carpet.

Bedroom Three

9' 9" x 6' 5" (2.97m x 1.96m)

With wooden floor panels effect, central heating radiator and double glazed windows to the rear elevation.

Bathroom

7' x 5' 2" (2.13m x 1.57m)

Bath with electric shower, wash basin, low flush WC, part tiled walls, heated towel rail and frosted double glazed window.

External

With grass and paved path to the front entrance. Useful shed.

The enclosed private rear garden has decking, lawn and patio to the rear with a paved corner sitting area ideal for enjoying the summer months. The large garden would be ideal for children's play.

On street parking on the cul-de-sac.



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welcome to

Wolley Court, Leeds

- Three Bedroom
- Mid Terrace Property
- New Flat Roof Fitted By Current Owner
- Boarded & Insulated Loft
- Large Gardens

Tenure: Freehold EPC Rating: D

offers in the region of

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY113043 - 0004

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