



**Whitehall Road, Lower Wortley Leeds LS12 4AR**

**welcome to**

**Whitehall Road, Lower Wortley Leeds**

An opportunity has arisen to purchase this beautifully presented three bedroom semi detached home extended to the rear.



## Whitehall Road

Extended three bedroom semi detached oozing kerb appeal and ready to move into. Greatly improved by the current owner. With lawn to the front, and to the rear there is a hot tub area with a hot tub, laid to lawn with shrubs to the centre of the garden and with a tiered large decking area to the bottom of the garden for sitting or entertaining. Internally the property is extremely well presented with a welcoming lounge, well designed kitchen diner to the extension at the rear with French windows leading to the garden. Upstairs there are two double bedrooms and a single room or an office for the home workers, a luxury four piece bathroom completes this beautiful home.

With strong transport links via the ring road and motorway networks, this is sure to appeal to a range of buyers.

### Entrance Hall

Front entrance door to the welcoming hallway with laminate flooring, cupboard housing the electrics, central heating radiator and double glazed window to the side.

### Lounge

13' 4" x 11' 11" ( 4.06m x 3.63m )

Good sized lounge with carpet and double glazed windows to the front elevation, central heating radiator.

### Kitchen Diner

17' 4" x 15' 8" ( 5.28m x 4.78m )

Well designed kitchen to the extension with hob and oven, sink with drainer, plumbing for washer, french doors to the garden.

### Landing

Staircase rising to the first floor, carpet, airing cupboard and access to the boarded loft.

### Bedroom Three

13' 6" x 10' 4" ( 4.11m x 3.15m )

The large double bedroom that has fit a super

kingsize bed in, is flooded with light from the double glazed windows to the front and side elevation, carpet and central heating radiator.

### Bedroom Two

12' 6" x 10' 4" ( 3.81m x 3.15m )

Double bedroom with double glazed windows to the rear elevation, central heating radiator and laminate flooring.

### Bedroom One

6' 6" x 6' 1" ( 1.98m x 1.85m )

Single bedroom or office with double glazed window to the front elevation, central heating radiator and laminate flooring.

### Bathroom

9' 3" x 8' 6" ( 2.82m x 2.59m )

Luxury bathroom with walk in rainfall shower, roll top bath with shower mixer taps, low flush WC, wash hand basin, heated towel rail and frosted double glazed window to the side and rear elevation. Central heating radiator.

### Outside Area

Low maintenance garden to the front.

To the side there is access to under house storage.

The enclosed private landscaped garden at the rear has decking that would be perfect for a hot tub.



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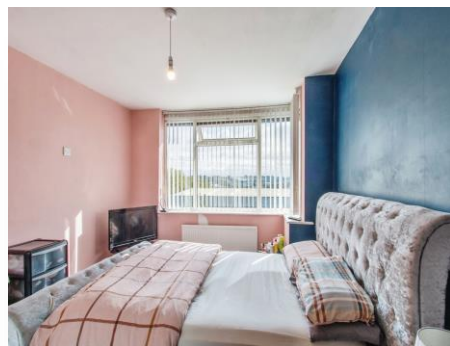
## Whitehall Road, Lower Wortley Leeds

- Three Bedroom Extended Semi Detached
- Gardens, Decking, Hot Tub
- Dining Kitchen with French Doors to Garden
- Luxury Four Piece Bathroom
- Good Transport Links

Tenure: Freehold EPC Rating: D

offers in the region of

**£220,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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