

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



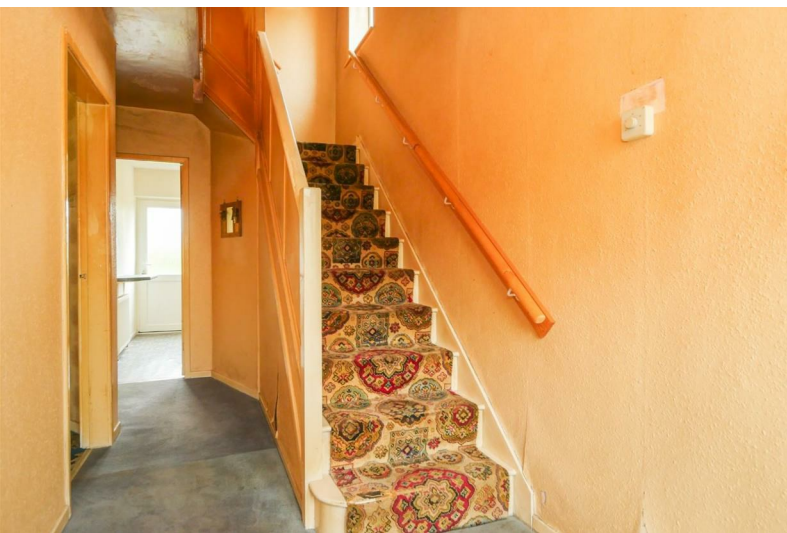
## Green Hill Lane

Wortley, Leeds, LS12 4HA

Offers In The Region Of £175,000



Council Tax: C





# 42 Green Hill Lane

Wortley, Leeds, LS12 4HA

## Offers In The Region Of £175,000



- Three bedroom semi detached house
- Attention investors and families
- Now requires modernisation throughout
- No forward chain
- Realistically priced to sell
- Huge potential to improve and add value
- Driveway, garage and gardens
- Close to local amenities and transport links

Situated in a popular and convenient location in Wortley, close to excellent transport links and amenities, this is a fantastic opportunity to purchase a brick built **THREE BEDROOM SEMI DETACHED** house which is offered to the market with **NO FORWARD CHAIN**. Now requiring modernisation throughout, there is **HUGE POTENTIAL** to improve and **ADD VALUE**. Sure to appeal to a range of buyers in particular **INVESTORS**, early viewing is highly advised!

Having **PVC DOUBLE GLAZING** and **GAS FIRED CENTRAL HEATING**, the accommodation briefly comprises: **ENTRANCE HALLWAY** with stairs rising to the first floor, **LIVING ROOM**, **DINING ROOM** and **KITCHEN** with door leading to the rear.

Upstairs, there are **THREE** bedrooms, two of which are double sized rooms and a house **BATHROOM** with separate **W/C**.

Externally, a long **DRIVEWAY** leads to a single **GARAGE**. The rear garden is a good size and mainly lawned.

The location of the property is ideal for commuting to Leeds city centre and connecting motorway links. There are a good range of local amenities in Wortley, including a variety of shops and convenience stores within 700 metres of the address.

## HALLWAY

## LIVING ROOM

16'0" x 11'3" (4.9m x 3.45m)

## DINING ROOM

11'11" x 9'3" (3.64m x 2.83m)

## KITCHEN

9'10" x 9'2" (3m x 2.8m)

## LANDING

## BEDROOM ONE

15'11" x 10'8" (4.86m x 3.26m)

## BEDROOM TWO

12'7" x 10'6" (3.84m x 3.22m)

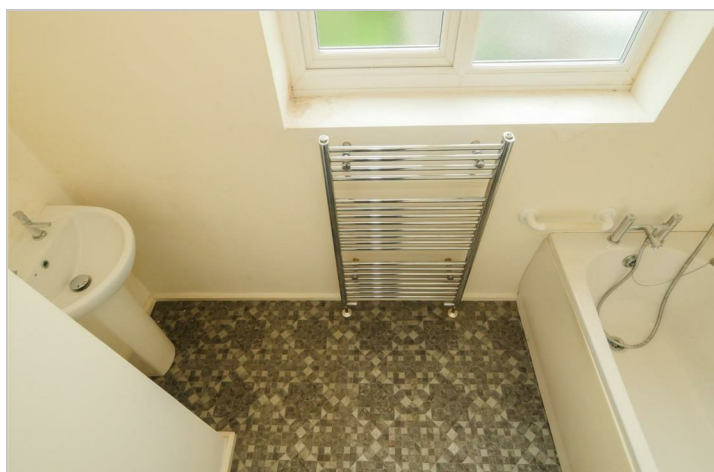
## BEDROOM THREE

8'2" x 6'10" (2.5m x 2.1m)

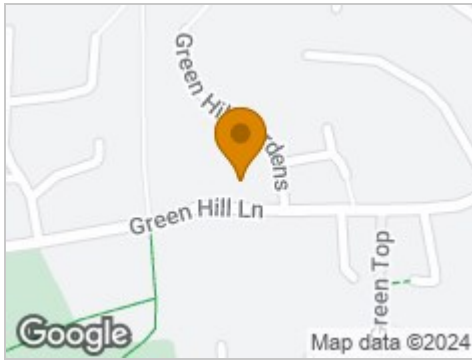
## BATHROOM

6'10" x 5'10" (2.1m x 1.8m)

## W/C



## Road Map



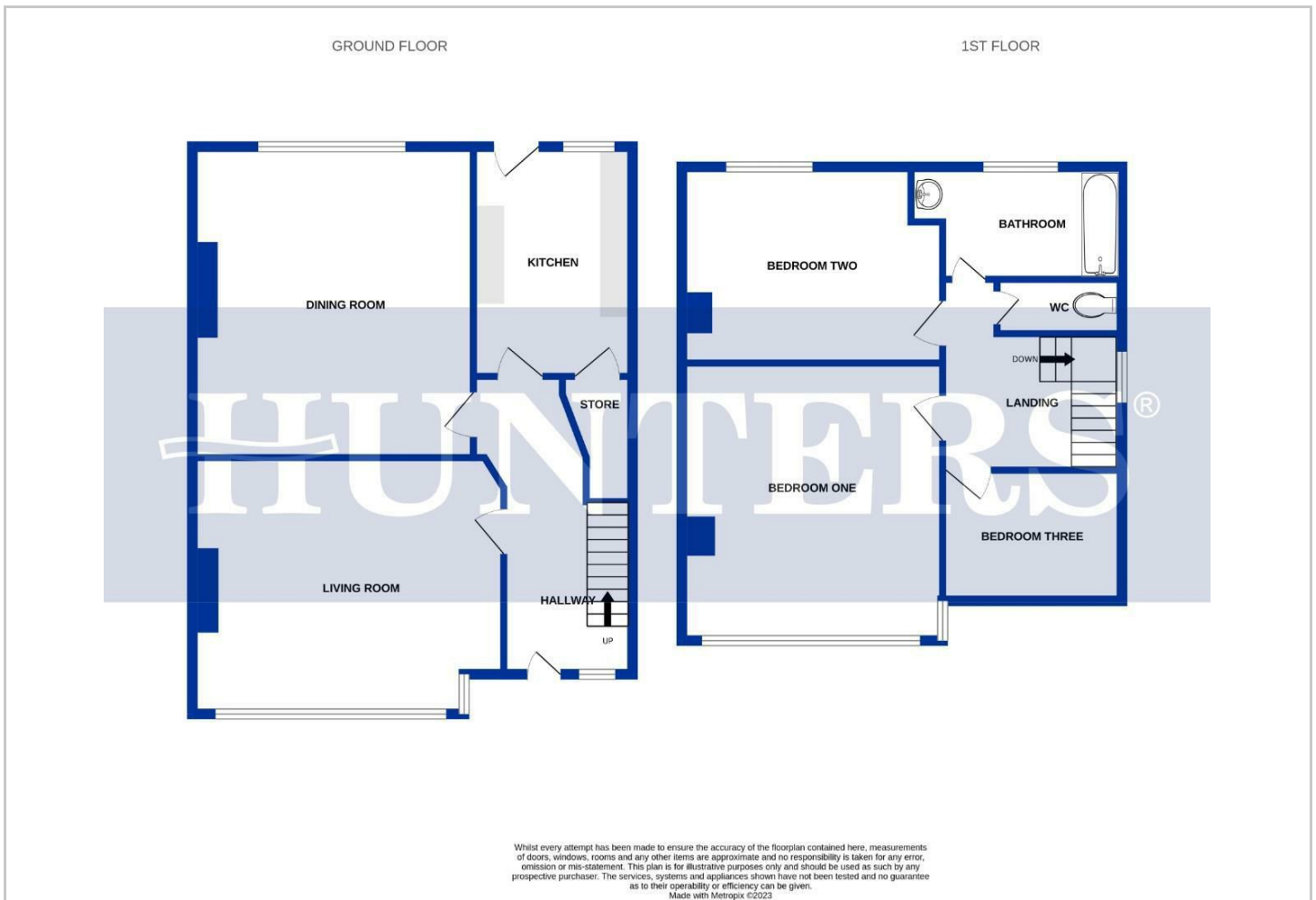
## Hybrid Map



## Terrain Map



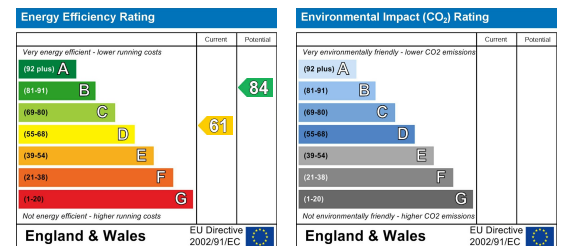
## Floor Plan



## Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.