

## **29 Wheelwright Close Leeds**



### **3 Bedroom House - Semi-Detached £239,995**

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
Tel: 0113 231 1033  
Fax: 0113 203 8333

**Web Site**  
[www.kathwells.com](http://www.kathwells.com)

**email**  
[sales@kathwells.com](mailto:sales@kathwells.com)

# 29 Wheelwright Close, Leeds, West Yorkshire, LS12 4UP

## 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, television point, fire place & hearth with an inset electric fire, central heating radiator, ample space for a range of living room furniture

### Modern Fitted Dining Kitchen:



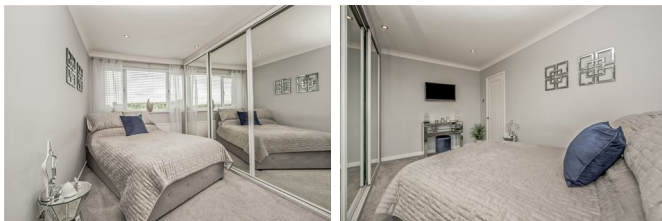
Part glazed rear door, double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, electric hob with an extractor above, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, integral fridge & freezer, large storage cupboard

## FIRST FLOOR:

### Landing:

Double glazed window, access to the first floor accommodation, access to a fully boarded loft space, large storage cupboard

### Bedroom One:



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

### Bedroom Two:



Double glazed window, central heating radiator, a good sized double bedroom

### Bedroom Three:



Double glazed window, central heating radiator

### Shower Room / WC:



Double glazed opaque window, a modern white suite comprising of a walk in shower with a plumbed shower above & a glazed side screen, low flush WC, wash basin, central heating radiator

## TO THE OUTSIDE:

## Gardens:



The front garden consists of two tiers with artificial lawns & both are low maintenance. The rear garden is private & consists of an artificial lawn as well as being fully enclosed

## Off Street Parking / Driveway / Single Garage:



A driveway provides useful off street parking for three cars & a single garage provides additional off street parking as well as a useful outside storage space

## EPC Link:

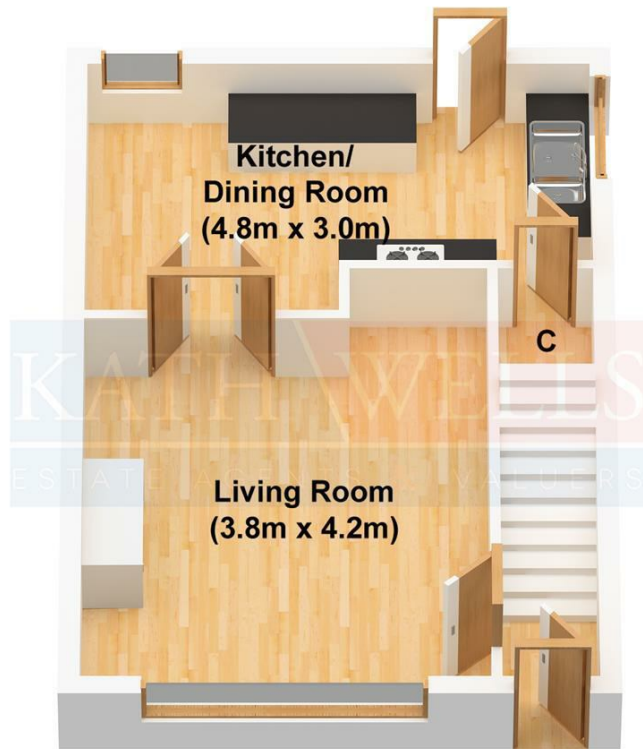
<https://find-energy-certificate.service.gov.uk/energy-certificate/4902-0256-3002-0225-7502>

## Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

## Ground Floor



## First Floor

