



30 Lawns Green Leeds



3 Bedroom House - Detached £220,000

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

Web Site
www.kathwells.com

email
sales@kathwells.com

30 Lawns Green, Farnley, Leeds, West Yorkshire, LS12 5RR

GROUND FLOOR:

Living Room:

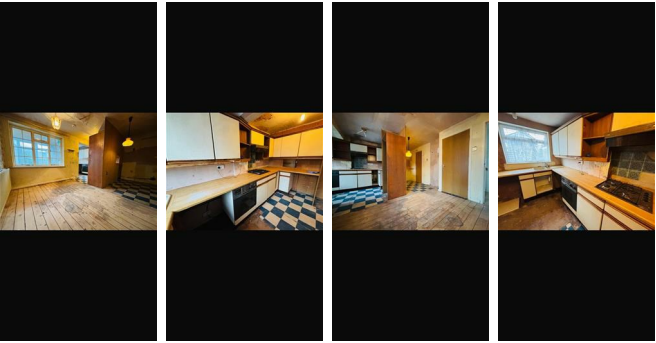


Access via a part glazed front entrance door, double glazed bay window, central heating radiator, television point

Inner Hallway:

Double glazed window, stairs rising to the first floor

Fitted Dining Kitchen:



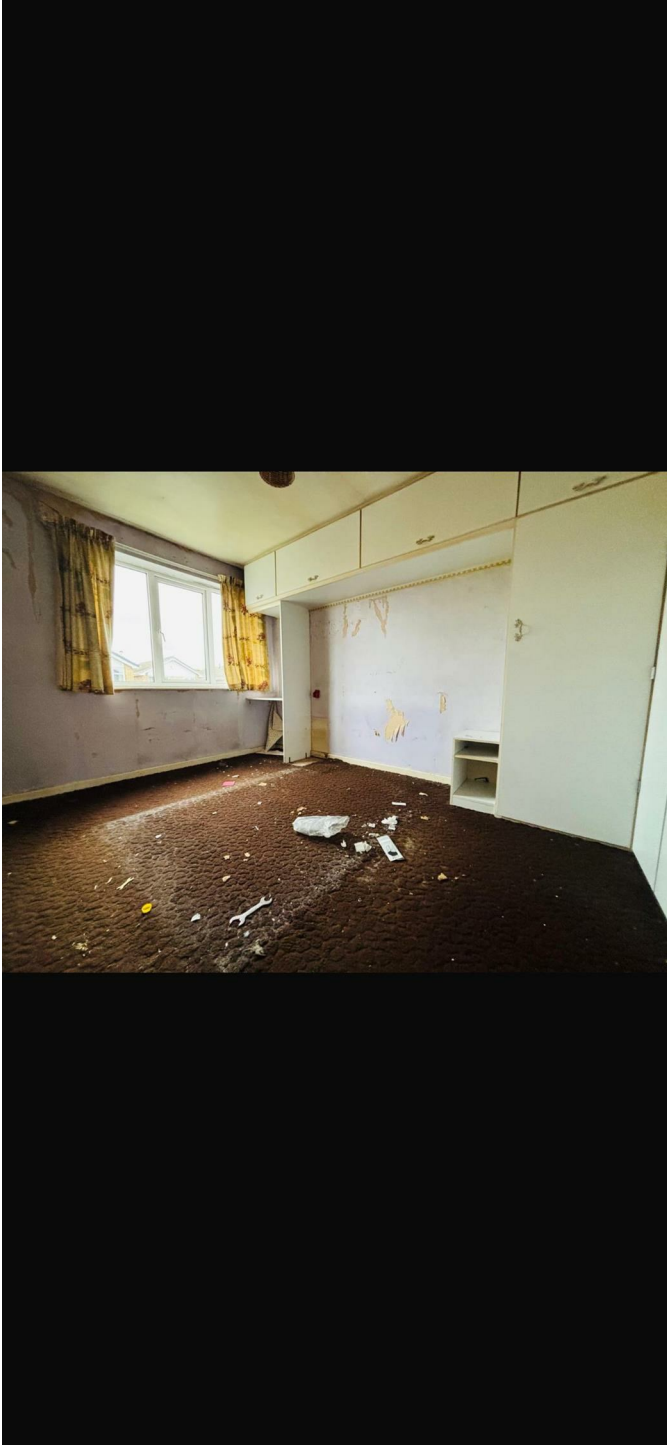
Double glazed window, access to the garden via a part glazed rear door, a range of fitted wall, drawer & base units, work surfaces, gas cooker point, extractor hood, inset sink & drainer, space for a fridge freezer, plumbing for an automatic washing machine, ample space for a dining table & chairs, large storage cupboard

FIRST FLOOR:

Landing:

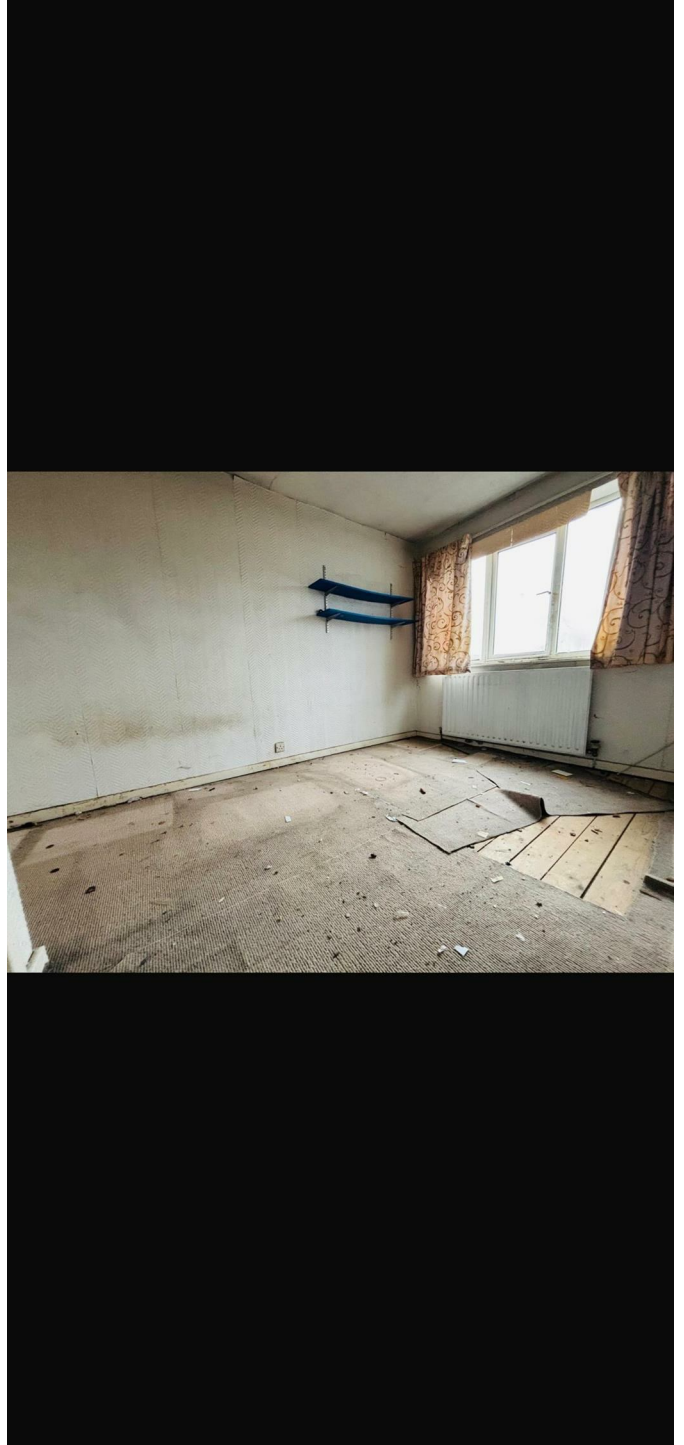
Double glazed window, access to loft space, access to first floor accommodation

Bedroom One:



Double glazed window, central heating radiator, built in wardrobes

Bedroom Two:



Double glazed window, central heating radiator, storage room / cupboard

Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath, wash basin, low flush WC, and shower area

TO THE OUTSIDE:

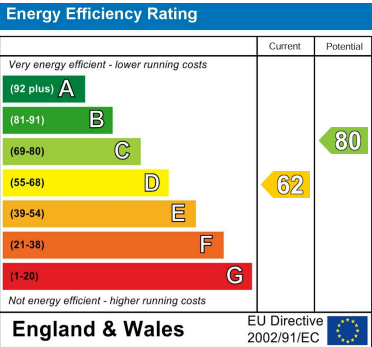


Gardens:

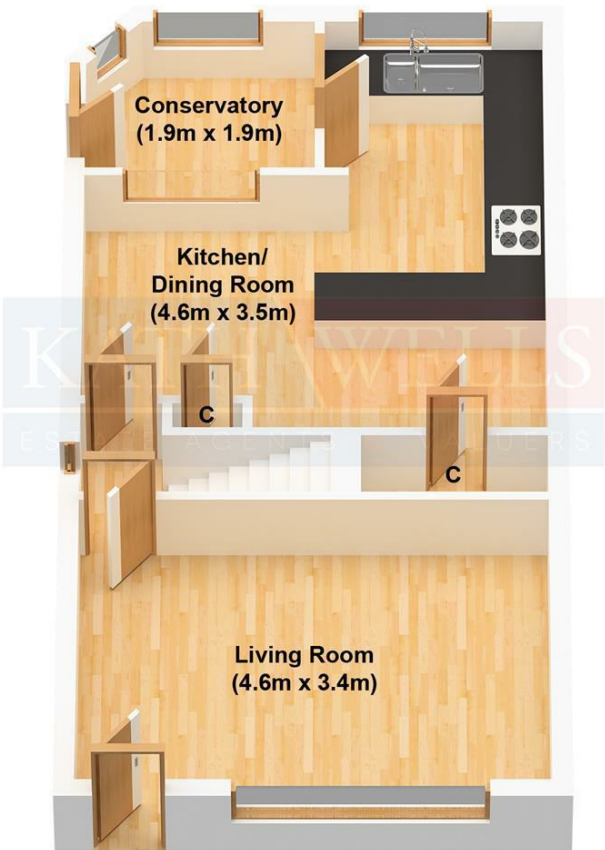


The front garden is mainly laid to lawn. The rear garden has a decked patio, is low maintenance and enclosed by fencing

Energy Efficiency Graph



Ground Floor



First Floor

