



## 9 Wolley Gardens Leeds



### 3 Bedroom House - Semi-Detached £220,000

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
Tel: 0113 231 1033  
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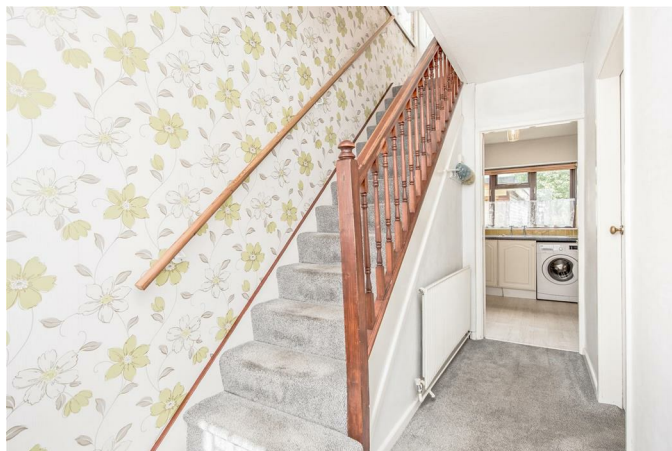
**Web Site**  
[www.kathwells.com](http://www.kathwells.com)

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

# 9 Wolley Gardens, Leeds, West Yorkshire, LS12 5QP

## GROUND FLOOR:

### Entrance Hallway:



Access via a part glazed front entrance door, stairs rising to the first floor accommodation, central heating radiator

### Living Room:



Double glazed window, feature brick built fire surround, central heating radiator, ample space for a range of living room furniture

### Dining Room:



Double glazed window, two central heating radiator, ample space for a dining table & chairs

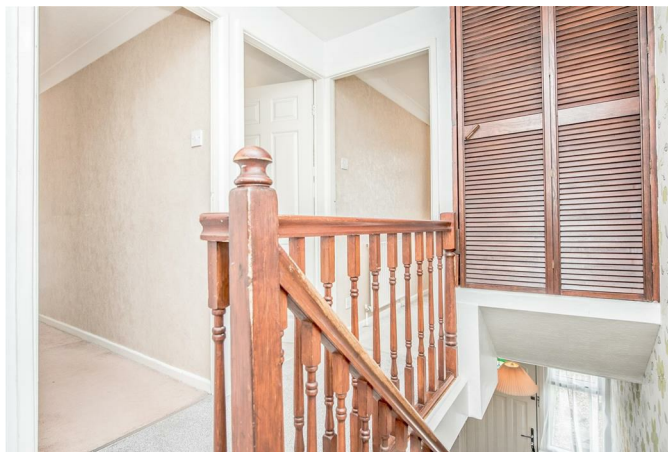
### Fitted Kitchen:



Double glazed window, a side door giving access to the rear, a range of fitted wall, drawer & base units, work surfaces, gas cooker point, extractor above, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, storage cupboard

## FIRST FLOOR:

### Landing:



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

### Bedroom One:



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

### Bedroom Two:



Double glazed window, central heating radiator

### Bedroom Three:



Double glazed window, central heating radiator

**Bathroom:**



Double glazed window, a panelled bath, wash basin, central heating radiator

**Separate WC:**



Double glazed window, a low flush WC

**Loft Space:**



Fully boarded, power, loft ladder, ample space for storage.

**TO THE OUTSIDE:**



**Gardens:**



The front garden is low maintenance & comprises of a lawn as well as being fully enclosed. The rear garden is a good size and low maintenance. The rear is also fully enclosed & has a paved patio which could be used for alfresco dining.

**Off Street Parking / Driveway / Single Garage:**



A driveway to the side of the property provides useful off street parking for three cars. The garage provides additional space and makes great room for outside storage.

**Epc Rating & Council Tax band:**

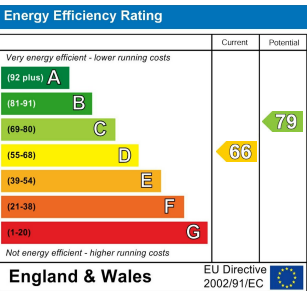
Epc Rating: D / Council Tax Band: B

**EPC Link:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/6720-2283-0221-8004-0603>

**Anti-Money Laundering (AML) Checks:**

By law, we must carry out Anti-Money Laundering (AML) checks to verify the identity of all buyers once an offer has been accepted. The cost is £35.00 plus VAT (£42.00 total) per buyer, and this fee is payable when your offer is accepted. These checks are a legal requirement for all purchasers.



Ground Floor



First Floor

