



## 9 Green Hill Close Leeds



### 3 Bedroom House - Semi-Detached £300,000

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)

# 9 Green Hill Close, Leeds, LS12 3QQ

## GROUND FLOOR:

### Entrance Hallway:



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

### Living Room / Dining Room:



Double glazed window, double glazed sliding door, fire place & hearth, central heating radiator, ample space for a range of living & dining room furniture

### Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, a freestanding gas hob with a built under oven / grill, extractor above, an inset sink & drainer, ample space for a fridge / freezer

## Utility Room:



Double glazed window, plumbing for an automatic washing machine, a side door giving access to the rear

## FIRST FLOOR:

### Landing:



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

### Bedroom One:



Double glazed window, central heating radiator, fitted wardrobes, television point

### Bedroom Two:



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

### Bedroom Three:



Double glazed window, central heating radiator, fitted wardrobes

### Bathroom / WC:



Double glazed window, a modern suite comprising of a panelled bath with a plumbed shower above, low flush WC, a wash basin set into a vanity unit, ladder style central heating radiator / towel warmer

### TO THE OUTSIDE:



### Gardens Front & Rear:



To the front of the property, there is a good sized lawn which is enclosed by hedging. The rear garden is tiered and is a great size comprising of a paved patio, a lawn & has outdoor lighting.

### Off Street Parking / Driveway:



A driveway provides useful off street parking for Three family sized cars

### Council Tax Band & EPC Rating:

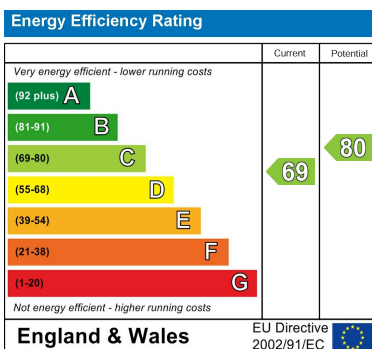
Council Tax Band: B / EPC Rating: C

### EPC Link:

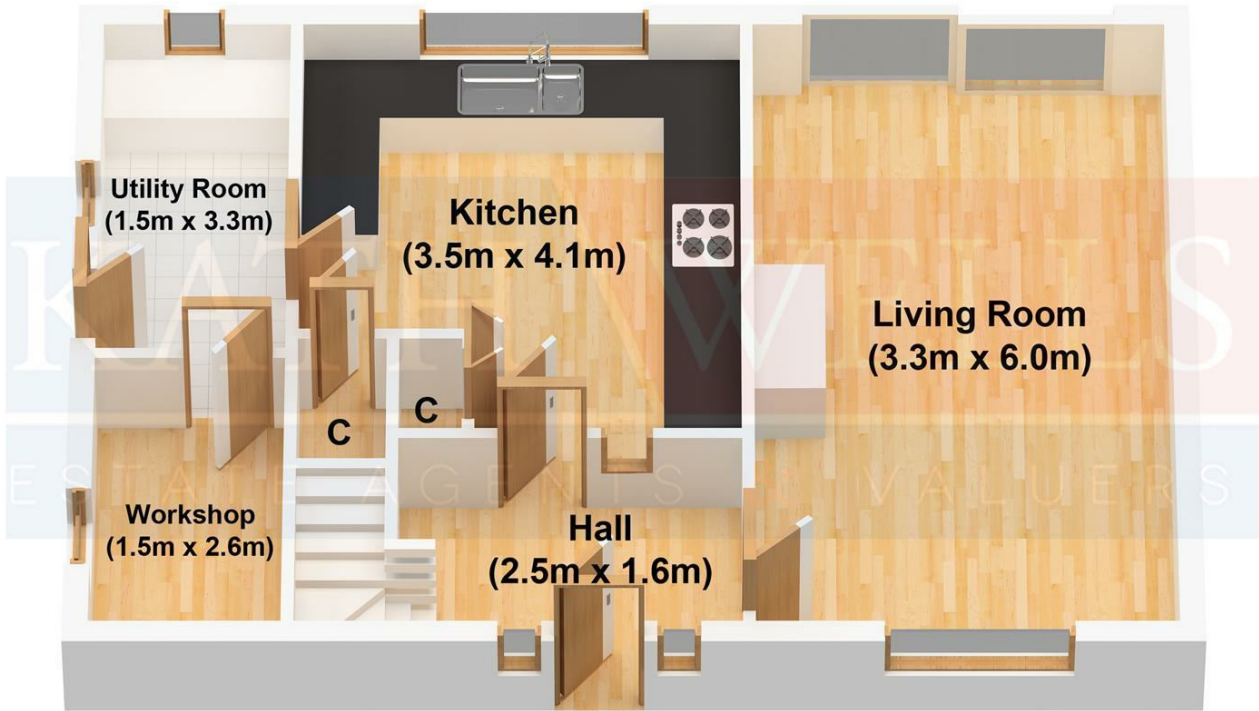
<https://find-energy-certificate.service.gov.uk/energy-certificate/6206-5266-4002-0205-7202>



## Energy Efficiency Graph



## Ground Floor



## First Floor

