

## 1 Tavistock Close Leeds



### 3 Bedroom House - Townhouse £259,995

69 Lower Wortley Road  
Wortley  
Leeds  
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# 1 Tavistock Close, Wortley, Leeds, West Yorkshire, LS12 4DJ

## GROUND FLOOR:

### Hallway:

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

### Cloakroom / WC:



Double glazed window, a white suite comprising of a low flush WC, wash basin, central heating radiator

### Living Room:



Double glazed window, central heating radiator, television point / media wall

### Fitted Dining Kitchen:



Double glazed window, a part glazed external door giving access to the garden, a modern range of fitted wall, drawer & base units, work surfaces, an inset sink and drainer, integral appliances (double electric oven / grill, gas hob, extractor hood, some appliances included (fridge / freezer, dishwasher, automatic washing machine), ample space for a range of dining room furniture, central heating radiator

## FIRST FLOOR:

### Landing:

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

### Bedroom One:



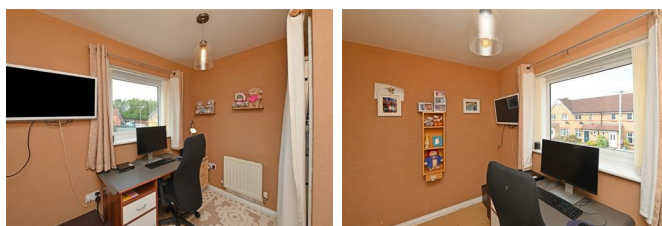
Double glazed window, central heating radiator, fitted wardrobes

### Bedroom Two:



Double glazed window, central heating radiator

### Bedroom Three:



Double glazed window, central heating radiator

### Shower Room / WC:



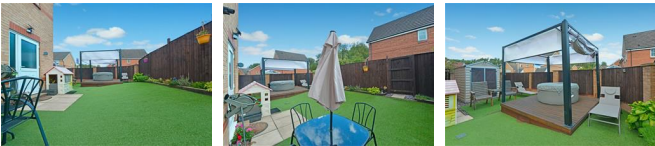
Double glazed window, a modern white suite comprising of a walk-in shower area with a glazed side screen (rainfall head and shower wand), wash basin and WC set into a vanity unit, central heating radiator, laminated flooring, modern tiling



TO THE OUTSIDE:



Gardens:



The front garden is enclosed by a low fence and has an artificial lawn and some planting, The rear garden is a good size, enclosed, and has an artificial lawn, a paved patio / seating area, a pergola, and an outside tap and power points

Off Street Parking:



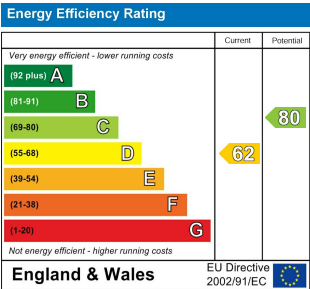
A gated driveway provides useful off street parking for two family sized cars. There is an electric car charging point.

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0084-0207-4705-1550-2400>



Ground Floor



First Floor

