KATH | WELLS

ESTATE AGENTS & VALUERS

5 Wheelwright Avenue
Leeds

3 Bedroom House - Semi-Detached
£230,000

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

5 Wheelwright Avenue, Wortley, Leeds, West Yorkshire, LS12 4UW

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, television point, central heating radiator

Open Plan Fitted Dining Kitchen:

Part glazed side door giving access to the outside, double glazed French doors to the rear, double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas hob with an extractor fan above, built under oven / grill, inset sink & drainer, storage cupboard, plumbing for a washer, ample space for a fridge / freezer, ample space for a dining table & chairs

FIRST FLOOR:

Landing:

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

Bedroom One:

Double glazed window, fitted wardrobes, central heating radiator

Bedroom Two:

Double glazed window, central heating radiator

Bedroom Three:

Double glazed window, central heating radiator

Bathroom / WC:

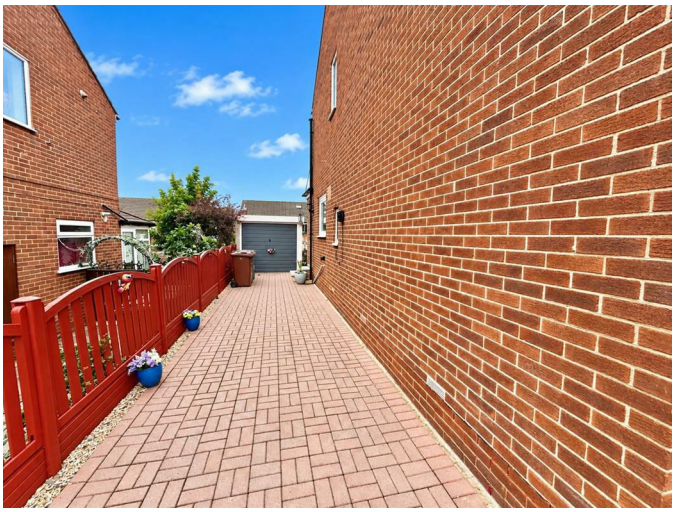
Double glazed window, a white suite comprising of a paneled bath with an electric shower above, low flush WC, wash basin, ladder style central heating radiator

TO THE OUTSIDE:

Gardens:

The front garden consists of a paved area & is fully enclosed. The rear garden is also enclosed & has a paved patio making a low maintenance outside area

Off Street Parking / Driveway / Single Garage:



A driveway to the side of the property provides off street parking for three family sized cars. A garage provides a useful outside storage space.

Council Tax Band & EPC Rating:

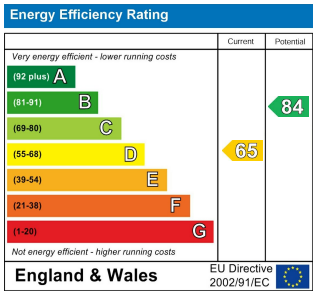
Council Tax Band: B / EPC Rating: D

EPC Link:

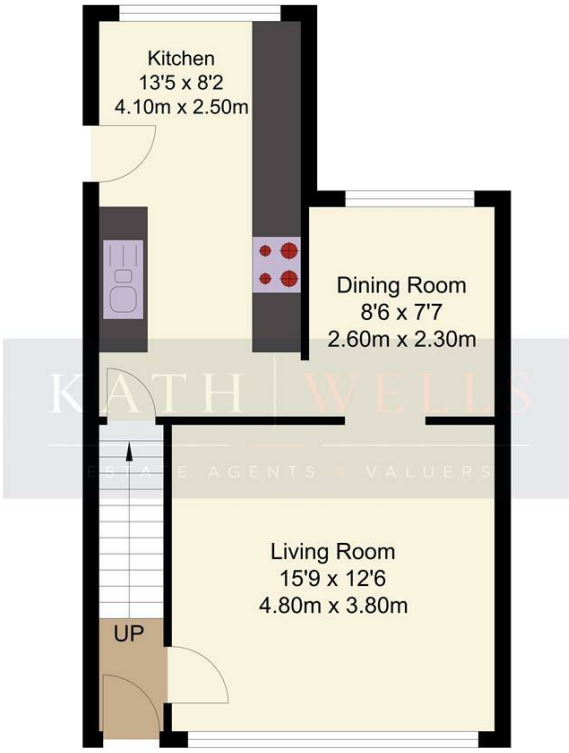
https://find-energy-certificate.service.gov.uk/energy-certificate/0214-0207-0406-3321-2004

Anti-Money Laundering (AML) Checks:

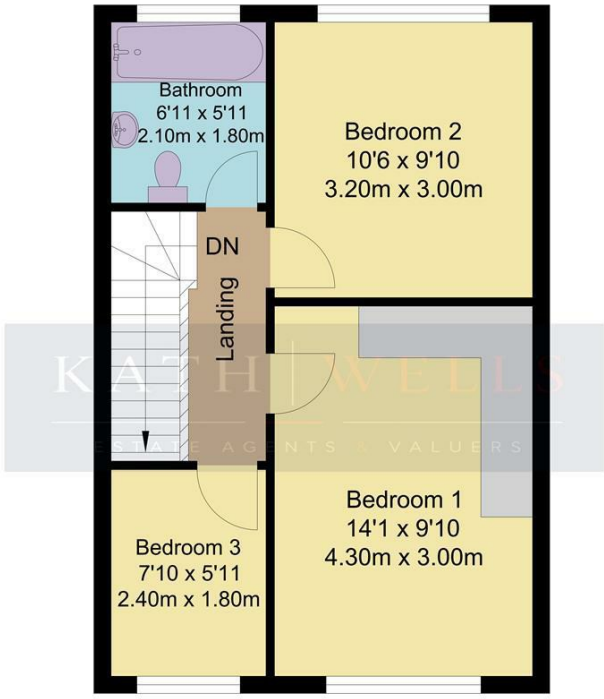
By law, we must carry out Anti-Money Laundering (AML) checks to verify the identity of all buyers once an offer has been accepted. The cost is £35.00 plus VAT (£42.00 total) per buyer, and this fee is payable when your offer is accepted. These checks are a legal requirement for all purchasers.



Floor Plan



Ground Floor
Approx. 37.60 sqm.
(404.72 sqft.)



First Floor
Approx. 37.24 sqm.
(400.84 sqft.)