



## **6 Brooksbank Court Leeds**



## **4 Bedroom House - End Town House £324,995**

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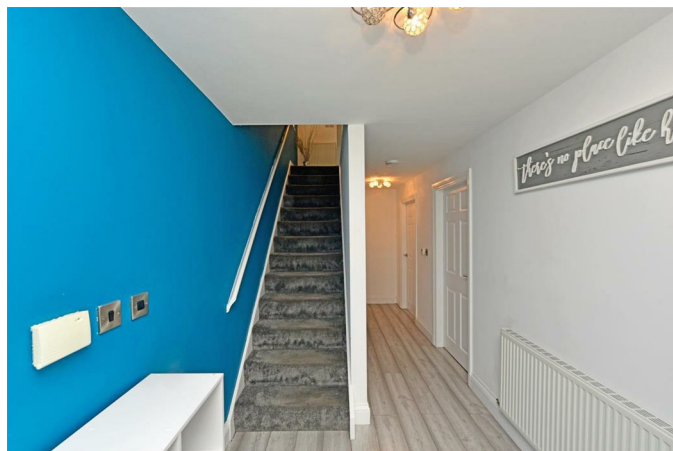
**Web Site**  
[www.kathwells.com](http://www.kathwells.com)

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

# 6 Brooksbank Court, Halton, Leeds, West Yorkshire, LS15 7BF

## GROUND FLOOR:

### Hallway:



Access via a front entrance door, stairs rising to the first floor

### Cloakroom / WC:



A modern white suite comprising of a low flush WC and wash basin

### Living Room:



Double glazed window, a good sized living room with ample space for a range of living room furniture

### Fitted Dining Kitchen:



Double glazed window, double glazed French doors opening onto the rear garden, a modern range of fitted wall, drawer & base units, work surfaces, breakfast bar, an inset stainless steel sink and drainer with a mixer tap, gas hob, built under electric oven / grill, extractor hood, integral fridge freezer and automatic washing machine, ample space for a dining table and chairs

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation, stairs rising to the second floor

### Bedroom Two:



A good sized double bedroom, double glazed window

### Bedroom Three:



A good sized double bedroom, double glazed window

### Bedroom Four / Home Office:



Double glazed window - a good sized room which could be used as a home office for buyers who work from home

**Bathroom / WC:**



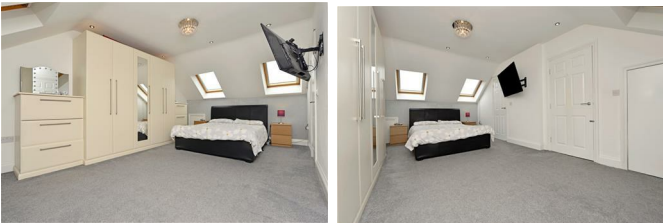
Double glazed window, a modern white suite comprising of a panelled bath, a separate shower cubicle with shower, wash basin, and low flush WC

**SECOND FLOOR:**

**Landing:**

Access to the second floor accommodation

**Master Bedroom:**



A good sized double bedroom, double glazed Velux windows, a range of fitted bedroom furniture, inset ceiling lights, large built-in storage cupboard

**En-suite Shower Room / WC:**



A modern white suite comprising of a shower cubicle with shower, low flush WC and a wash basin

**TO THE OUTSIDE:**



**Gardens:**



The front garden is open plan. The rear garden is enclosed with gated access from the front of the property. This garden has a paved patio, a lawn and a useful outbuilding providing ample storage

**Off Street Parking / Driveway:**



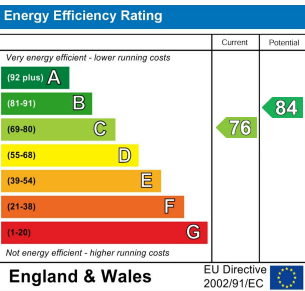
A driveway provides useful off street parking

**Council Tax Band & EPC Rating:**

Council Tax Band: C / EPC Rating: C

**EPC Link:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0720-9214-0708-0003-0583>



Floor Plan



Ground Floor  
Approx. 49.44 sqm.  
(532.16 sqft.)



First Floor  
Approx. 48.05 sqm.  
(517.20 sqft.)



Second Floor  
Approx. 30.90 sqm.  
(332.60 sqft.)