



49 Waterloo Lane Leeds



3 Bedroom House - Semi-Detached £209,995

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
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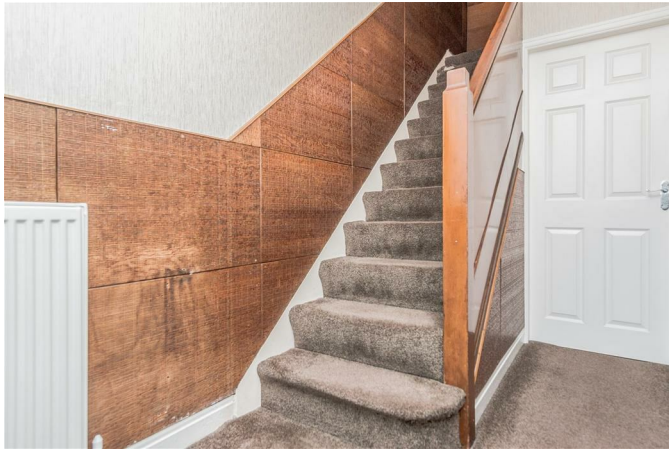
Web Site
www.kathwells.com

email
sales@kathwells.com

49 Waterloo Lane, Bramley, Leeds, West Yorkshire, LS13 2JB

GROUND FLOOR:

Entrance Hallway:



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

Living Room:



Double glazed window, central heating radiator, television point, ample space for living room furniture

Dining Room:



Double glazed window, central heating radiator, built in storage cupboards with draws, ample space for dining room furniture

Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, inset stainless sink & drainer with mixer tap, built in electric double fan oven, electric hob, extractor fan, plumbing for an automatic washer, space for a fridge freezer, external door giving access to garden

FIRST FLOOR:

Landing:

Access to first floor accommodation, access to loft space

Bedroom One:



Double glazed window, central heating radiator, built in wardrobes / cupboards

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator, a good size single bedroom

Shower Room / WC:



Double glazed window, a white suite comprising of a step in glazed shower cubicle with an electric shower, wash basin set into a vanity unit, low flush WC, central heating radiator

TO THE OUTSIDE:



Gardens:



The rear garden is enclosed, mainly paved and low maintenance with an artificial lawn. The front garden is a good size, has two lawns and some planted beds

Off Street Parking / Driveway / Garage:



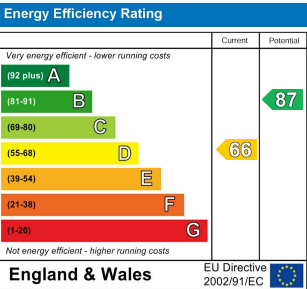
A driveway provides useful off street parking for two cars. A garage provides a useful space for an additional car or can be used as storage

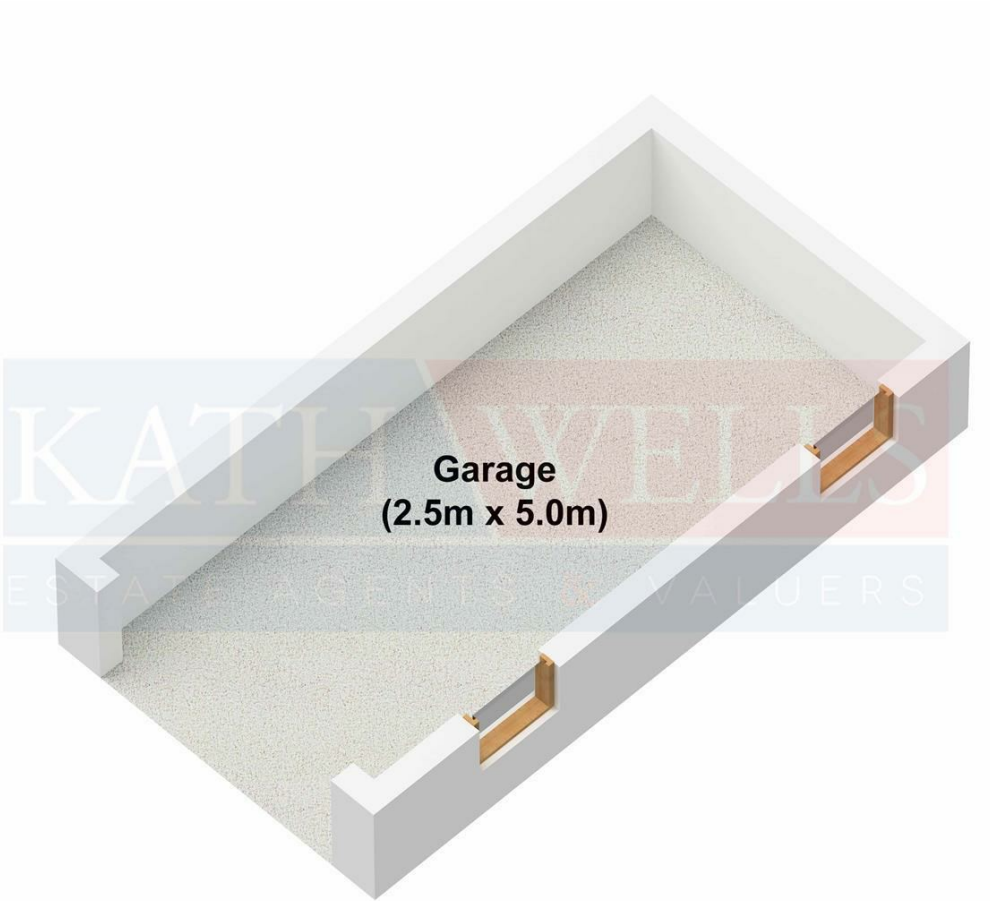
Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0370-2787-3550-2295-2015>





Ground Floor

