

## **3 College View Leeds**



**4 Bedroom House - Detached  
£375,000**

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
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# 3 College View, Leeds, West Yorkshire, LS12 3LT

## 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, fire place & hearth with an inset living flame, ample space for living room furniture

### Dining Room:



Double glazed French doors opening onto the rear garden, ample space for a dining table & chairs

### Fitted Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, inset sink & drainer, built in kitchen appliances (built under oven / grill, gas hob, extractor hood above), integrated fridge / freezer

### Utility Room:

Part glazed door to the rear elevation, plumbing for an automatic washing machine, fitted storage

### Cloakroom / WC:

A white suite comprising of a low flush WC, wash basin, central heating radiator

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation

### Bedroom One:



Double glazed window, central heating radiator, fitted wardrobes / storage, ample space for a range of bedroom furniture

### En-suite Shower Room / WC:



Double glazed window, a modern suite comprising of a glazed shower cubicle, low flush WC, wash basin set into a vanity units, ladder style central heating radiator

### Bedroom Two:



Double glazed window, central heating radiator, built in wardrobe / storage, ample space for a range of bedroom furniture

### Bedroom Three:



Double glazed window, central heating radiator, fitted wardrobes

## Bedroom Four:



Double glazed window, central heating radiator

## Family Bathroom / WC:



Double glazed window, a white suite comprising of a free standing bath , low flush WC, wash basin, ladder style central heating radiator

## TO THE OUTSIDE:

### Gardens:



The front garden is open plan and low maintenance. The rear garden has a good sized lawn as well as a paved patio and is fully enclosed by fencing

## Off Street Parking / Driveway / Garage:



A good sized driveway provides useful off street parking for two cars and a single garage provides additional parking for one car and could be used as a useful storage space

## EPC Link:

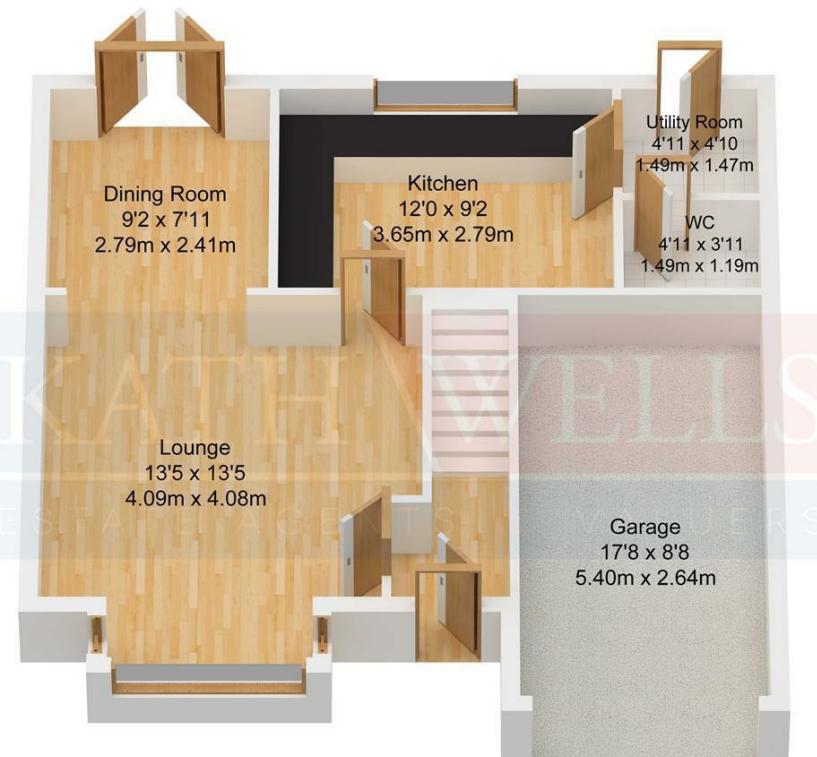
<https://find-energy-certificate.service.gov.uk/energy-certificate/0598-0039-6295-9172-9924>

## Council Tax Band / EPC Rating:

Council Tax Band: D / EPC Rating: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		54
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Floor Plan



Ground Floor  
Approx. 56.50 sqm.  
(608.00 sqft.)



First Floor  
Approx. 51.90 sqm.  
(558.00 sqft.)