



34 KELLETT LANE

LEEDS, LS12 4SJ

£255,000
FREEHOLD

Beautifully presented three-bedroom end townhouse in the highly sought-after area of Wortley, offering excellent access to Leeds City Centre, the Ring Road, and motorway networks. This ideal first-time buy or investment opportunity features a spacious lounge, dining area, conservatory, and a modern fitted kitchen. Upstairs boasts three well-proportioned bedrooms and a stylish bathroom. Externally, the property benefits from a driveway, garage, and private enclosed rear garden. Located close to local schools, shops, and transport links, this move-in ready home is perfect for buyers looking for convenience and value. Early viewing is highly recommended.

MONROE

SELLERS OF THE FINEST HOMES

34 KELLETT LANE

- Beautiful End Terraced • Three Bedrooms • Spacious Lounge and Diner • Modern Kitchen • Stylish Bathroom • Gardens Front and Rear • Upgraded Spacious Workshop/Garage • Off Street Parking • Early Viewing Recommended • Call the Office Now



Situated in the highly sought-after residential area of Wortley, this beautifully presented three-bedroom end-terrace home offers an exceptional opportunity for first-time buyers, growing families, professionals, and buy-to-let investors. Occupying a desirable end-of-street position, the property enjoys a generous plot with additional privacy while benefiting from excellent transport links to Leeds City Centre and convenient access to the M62 and M1 motorway networks, making it an ideal choice for commuters.

This spacious and move-in ready home has been well maintained throughout and offers versatile accommodation designed to suit modern family living. The welcoming entrance leads into a bright and spacious lounge, creating the perfect setting for relaxing or entertaining guests. A separate dining area provides an excellent space for family meals and social occasions, while the adjoining conservatory offers additional living accommodation overlooking the private rear garden. This versatile room could also be used as a home office, playroom, garden room, or second sitting room, making it ideal for today's flexible lifestyles.

The contemporary fitted kitchen has been thoughtfully designed with a range of modern wall and base units, generous worktop space, and ample storage, providing both style and practicality for everyday living. Upstairs, the property offers three well-proportioned bedrooms,

including a spacious principal bedroom, together with a modern family bathroom finished to a high standard.

Externally, the property continues to impress with a private enclosed rear garden, providing a safe and secure space for children and pets, while also offering the perfect setting for outdoor dining and summer entertaining. To the front, there is a driveway providing valuable off-road parking, complemented by a garage that offers secure parking, additional storage, or potential workshop space.

Wortley remains one of Leeds' most popular residential locations, thanks to its excellent range of local amenities, supermarkets, schools, parks, leisure facilities, and regular public transport services. The property is ideally positioned for easy access to Leeds City Centre, nearby business parks, and the motorway network, with convenient routes to Wakefield, Bradford, Huddersfield, and Manchester, making it particularly appealing to commuters.

Whether you are searching for your first home, a spacious family property, or an investment with strong rental potential, this fantastic Freehold home offers something for every type of buyer. Combining spacious accommodation, modern interiors, a conservatory, private garden, driveway, garage, and excellent commuter links in a popular and established neighbourhood, this property represents an

outstanding opportunity in today's market.

Properties of this standard and in such a desirable location rarely remain available for long. Early viewing is strongly recommended to fully appreciate the generous living space, excellent presentation, convenient location, and fantastic lifestyle this superb home has to offer.

ENVIRONS

This End Terraced House is located on the end the street and has excellent access links to the M62 & M1 motorways.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is Freehold

REASONS TO BUY

- Ideal first-time purchase or buy-to-let investment
- Popular residential location in Wortley
- Excellent transport links to Leeds City Centre & motorways
- Three good-sized bedrooms

- Spacious lounge, dining area & conservatory
- Modern kitchen & bathroom
- Driveway & garage
- Private enclosed rear garden
- Move-in ready condition

Early viewing is highly recommended to fully appreciate the space, location, and potential this fantastic home has to offer.

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

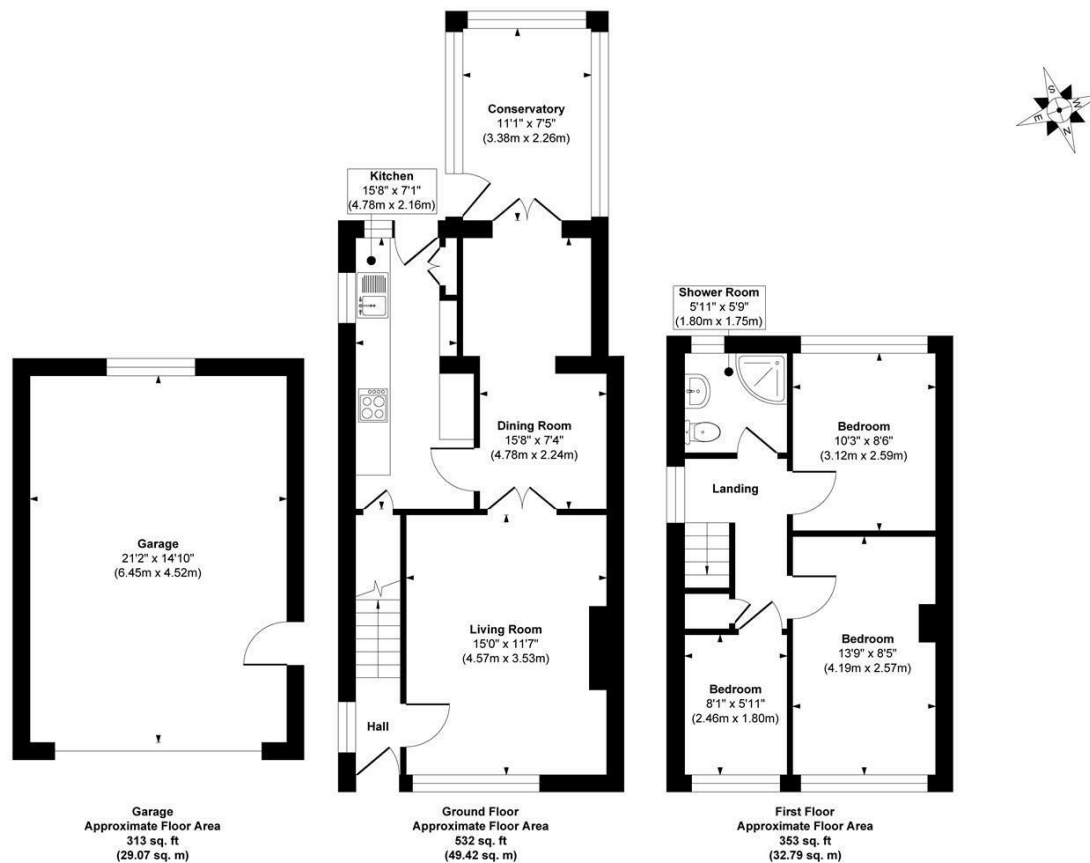
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 807.00 sq ft

Tenure – Freehold

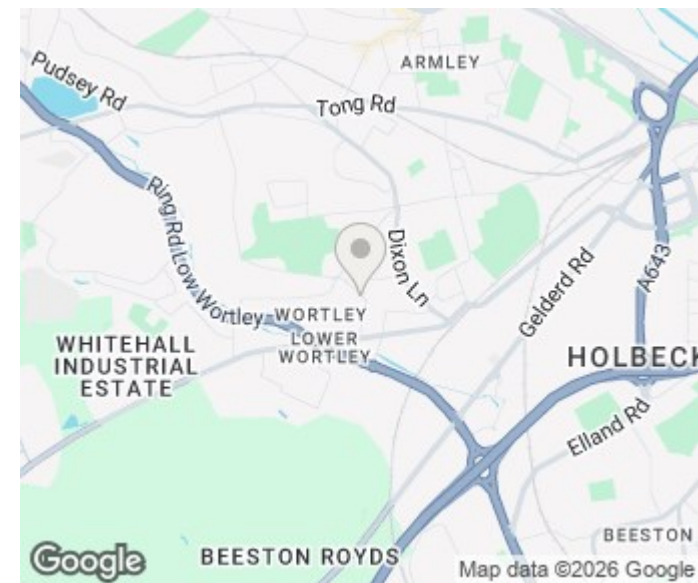




Approx. Gross Internal Floor Area 1198 sq. ft / 111.28 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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