



8 Wyther Park Street Leeds



3 Bedroom House - End Terrace £190,000

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

8 Wyther Park Street, Leeds, West Yorkshire, LS12 2SG

GROUND FLOOR:

Entrance Hallway:



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

Living / Dining Room:



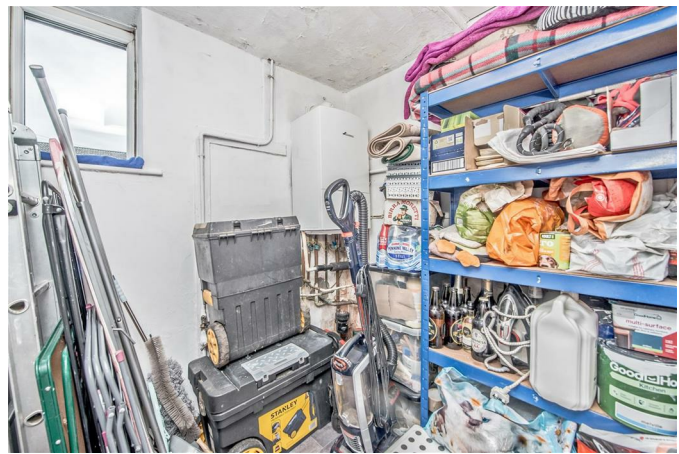
Double glazed window, television point, fitted log burner, ample space for a dining table & chairs, central heating radiator

Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooker point, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer

Utility Room:



Part glazed side door giving access to the outside, a good sized storage space

FIRST FLOOR:

Landing:



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

Bedroom One:



Double glazed window, central heating radiator, a good sized double bedroom

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator, a large single bedroom

Bathroom:



Double glazed window, a suite comprising of a paneled bath with a shower head above, wash basin, ladder style central heating radiator

Separate WC:



Double glazed window, low flush WC

TO THE OUTSIDE:

Gardens:



The front garden is fully enclosed and part designated to off street parking. The rear garden comprises of a lawn & paved patio & there is also two outhouses / sheds which provide good outside storage space

Off Street Parking / Driveway:



A driveway to the front of the property provides off street parking for once family sized car

Council Tax Band & EPC Rating:

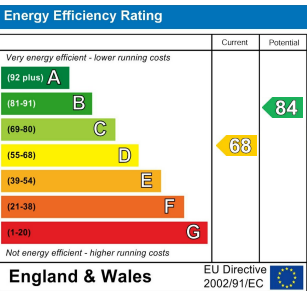
Council Tax Band: A / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2040-5121-0060-7202-9725>

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.



Ground Floor



First Floor

