

**78 Green Hill Lane  
Leeds**



**3 Bedroom House - Detached  
£319,995**

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
Tel: 0113 231 1033  
Fax: 0113 203 8333

**Web Site**  
[www.kathwells.com](http://www.kathwells.com)

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

# 78 Green Hill Lane, Wortley, Leeds, West Yorkshire, LS12 4HG

## GROUND FLOOR

### Hallway:



Entrance via a front entrance door, stairs rising to the first floor accommodation, central heating radiator,.

### Living Room:



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

### Dining Room:



Double glazed bay window, central heating radiator, fireplace, ample space for a dining table & chairs

### Fitted Kitchen:



Double glazed window, rear door giving access to the rear garden, a range of fitted wall, drawer & base units, work surfaces, electric oven and hob with extractor hood over, inset sink & drainer, ample space for an under counter fridge & freezer, plumbing for an automatic washing machine.

### Guest WC:



Double glazed window, low flush WC, Pedestal sink, storage cupboard housing electricity consumer unit.

### FIRST FLOOR:

#### Landing:



Double glazed window to rear, access to loft.

#### Bedroom One:



Double glazed window to front elevation with long reaching views, central heating radiator.

## Bedroom Two:



Double glazed window to the front elevation, long reaching views, central heating radiator.

## Bedroom Three:



Double glazed window to the front elevation, central heating radiator, sliding door into hallway.

## Shower Room:



Double glazed window to the rear, electric shower, rail and handles, storage cupboard, this is a full wet room, pedestal hand wash basin. fully tiled.

## Separate WC:



Double glazed window, low flush WC.

## TO THE OUTSIDE:

## Gardens:



To the front elevation access via shared drive. Spacious garden with evergreen hedging border, lawn and patio leading to front door. To the rear a large garden with patio area, lawns and established trees, gazebo and access to garden shed which has power.

## Driveway / Garage:



Shared driveway with access to garden shed with power

## Park Views adjacent To The Property:



## EPC Link:

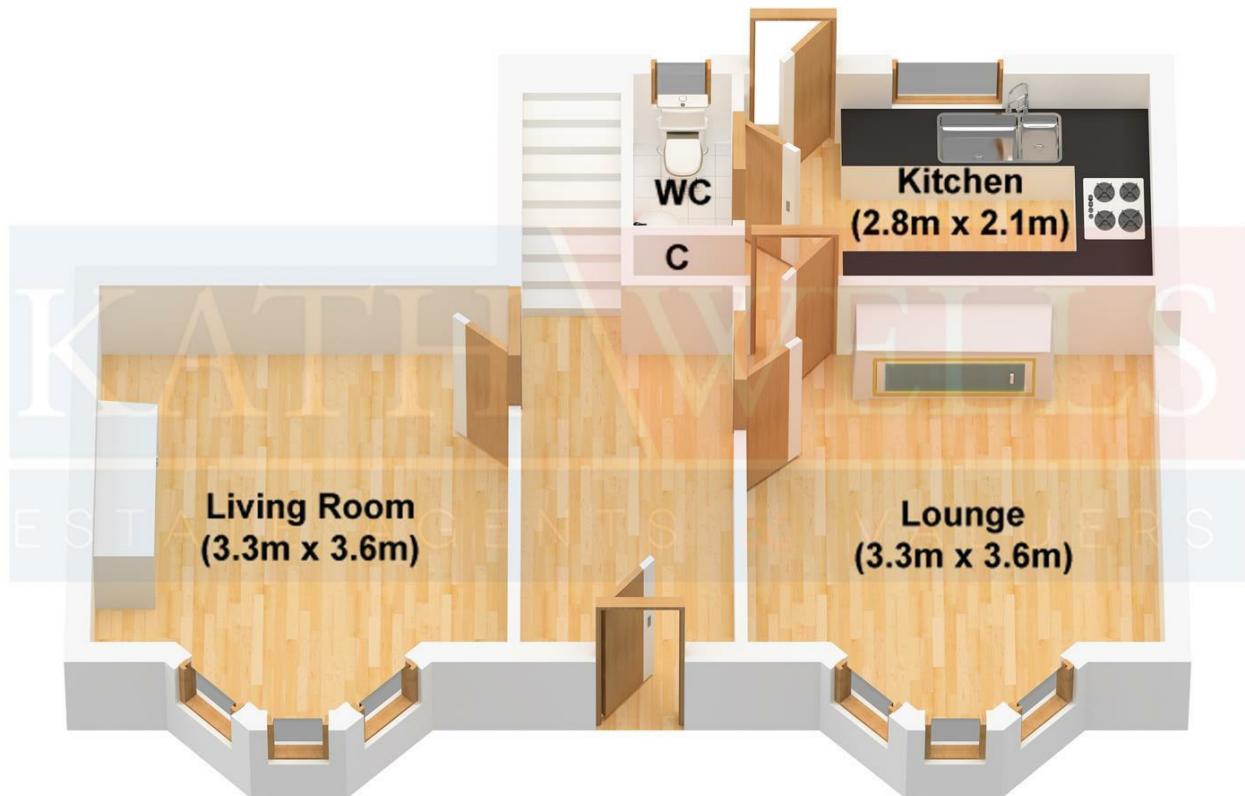
<https://find-energy-certificate.service.gov.uk/energy-certificate/2080-6902-1060-4200-2795>

## Council Tax Band and EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(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



### First Floor

