



## 26 Water Lane Leeds



### 3 Bedroom House - Semi-Detached £225,000

69 Lower Wortley Road  
Wortley  
Leeds  
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# 26 Water Lane, Leeds, LS12 5LX

## GROUND FLOOR:

### Entrance Vestibule:

Access via a part glazed front entrance door, double glazed window

### Entrance Hallway:



Double glazed window, stairs rising to the first floor, central heating radiator

### Fitted Kitchen:



Part glazed side door, 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, central heating radiator

### Dining Room:



Double glazed sliding door to the rear, ample amount of space for a dining table & chairs, central heating radiator

## Living Room:



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

## FIRST FLOOR:

### Landing:



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

### Bedroom One:



Double glazed window, fitted wardrobes, central heating radiator

### Bedroom Two:



Double glazed window, fitted wardrobes, central heating radiator

**Bedroom Three:**



Double glazed window, central heating

**Wet Room / WC:**



Double glazed window, electric shower, low flush WC, wash basin, central heating radiator

**TO THE OUTSIDE:**

**Gardens:**



The rear garden is a great size & provides a lawn as well as a paved patio & is fully enclosed by fencing. The front garden is paved & low maintenance.

**Off Street Parking / Driveway / Single Garage:**



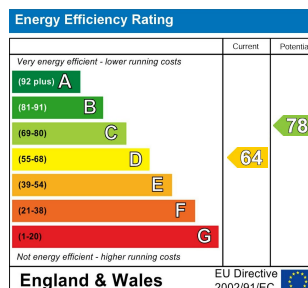
A shared driveway to the side of the property provides useful off street parking for 2-3 cars. A garage provides additional parking as well as useful outside storage space.

**Council Tax Band & EPC Rating:**

Council Tax Band: C / EPC Rating: D

**EPC Link:**

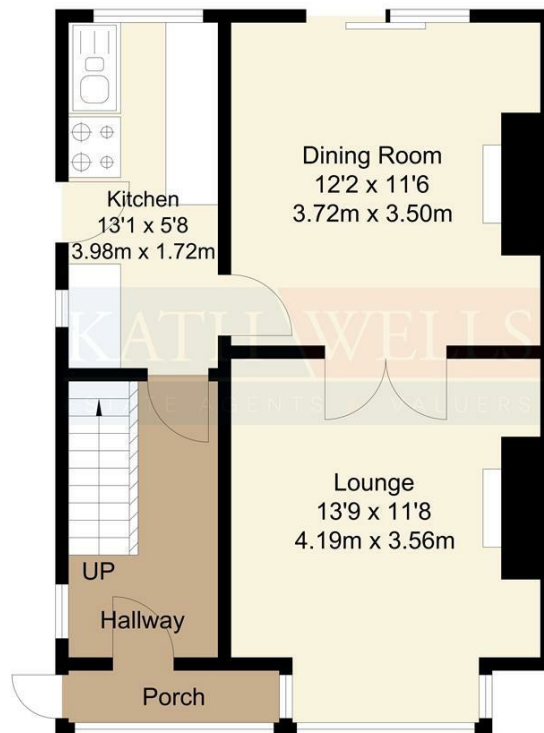
<https://find-energy-certificate.service.gov.uk/energy-certificate/9635-5223-9500-0729-3272>



# Floor Plan



First Floor  
Approx. 40.00 sqm.  
(435.00 sqft.)



Ground Floor  
Approx. 44.00 sqm.  
(474.00 sqft.)