KATH | WELLS

ESTATE AGENTS & VALUERS

5 Lynwood View
Leeds



3 Bedroom House - Semi-Detached
£240,000

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

5 Lynwood View, Wortley, Leeds, West Yorkshire, LS12 4AB

GROUND FLOOR:

Entrance Hallway:



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

Fitted Kitchen:



Part glazed side door, double glazed window, a wide range of fitted wall, drawer & base units, work surfaces, gas hob with an extractor fan above, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer

Living / Dining Room:



Double glazed French doors giving access to the rear, double glazed window, television point, ample space for a range of living & dining furniture, central heating radiator

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

Bathroom / WC:




Double glazed window, a white suite comprising of a panelled bath with an electric shower above, low flush WC, wash basin, storage cupboard, central heating radiator

TO THE OUTSIDE:




Gardens:







The front garden has a low maintenance garden as well as access to the driveway. The rear garden is a good size and includes a paved patio, a good sized lawn & is fully enclosed.

Off Street Parking / Driveway / Single Garage:

A driveway provides useful off street parking for three cars. A single garage provides an additional space and can be useful for outside storage.

Council Tax Band & EPC Rating:

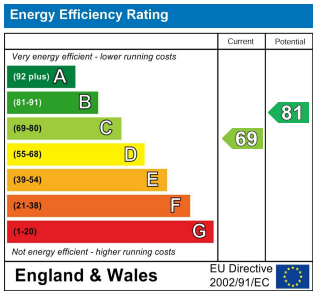
Council Tax Band: C / EPC Rating: C

EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/1720-2282-0194-4006-0633

Anti-Money Laundering (AML) Checks:

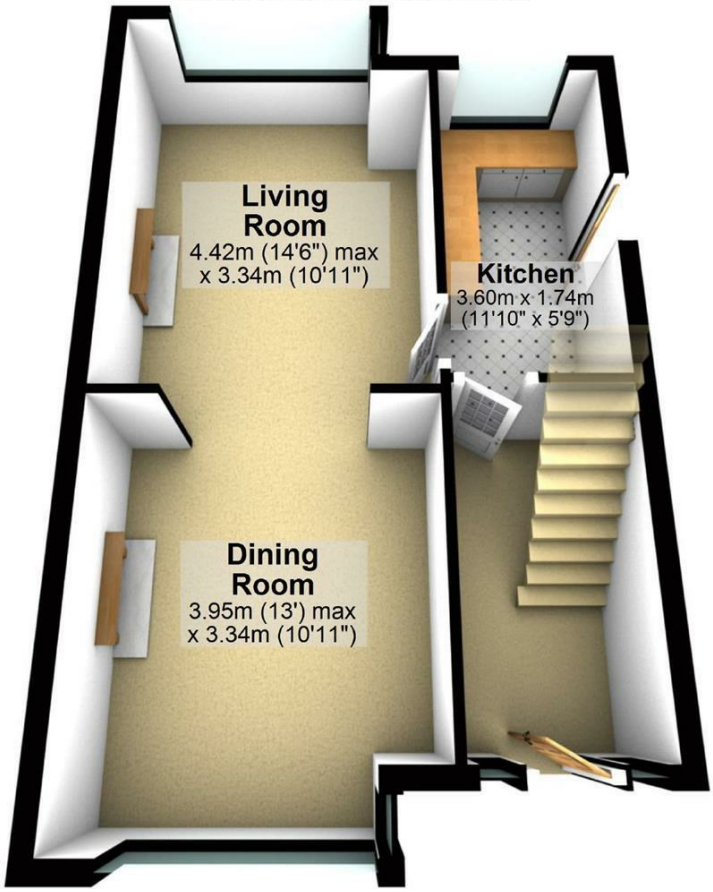
By law, we must carry out Anti-Money Laundering (AML) checks to verify the identity of all buyers once an offer has been accepted. The cost is £35.00 plus VAT (£42.00 total) per buyer, and this fee is payable when your offer is accepted. These checks are a legal requirement for all purchasers.



Floor Plan

Ground Floor

Approx. 40.4 sq. metres (435.1 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.2 sq. feet)

