

**4 Manor Road
Leeds**



**3 Bedroom House - Semi-Detached
£259,995**

69 Lower Wortley Road
Wortley
Leeds
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4 Manor Road, Lower Wortley, Leeds, West Yorkshire, LS12 4UX

GROUND FLOOR:

Entrance Hallway:

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

Living Room:



Double glazed French doors giving access to the rear garden, television point, ample space for a range of living room furniture, central heating radiator

Fitted Dining Kitchen:



Double glazed window, a range of modern 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, ample space for a dining table & chairs

Downstairs WC:



Double glazed window, low flush WC, wash basin set into a vanity unit, central heating radiator

FIRST FLOOR:

Landing:



Access to the first floor accommodation, access to loft space

Bedroom One:



Double glazed window, central heating radiator, ample space for a range of bedroom furniture

Bedroom Two:



Double glazed window, central heating radiator, built in storage cupboard

Bedroom Three:



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

Bathroom / WC:



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

TO THE OUTSIDE:

Gardens:



The front garden is low maintenance and mainly dedicated to off street parking. The rear garden is a great size and has a large lawn, is fully enclosed and has a paved seating area which would make a great space for alfresco dining.

Off Street Parking / Driveway:



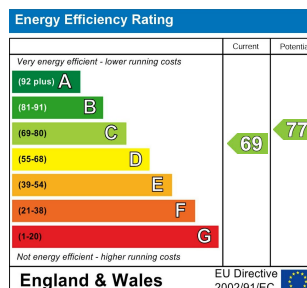
A driveway provides useful off street parking for two cars.

Council Tax Band & EPC Rating:

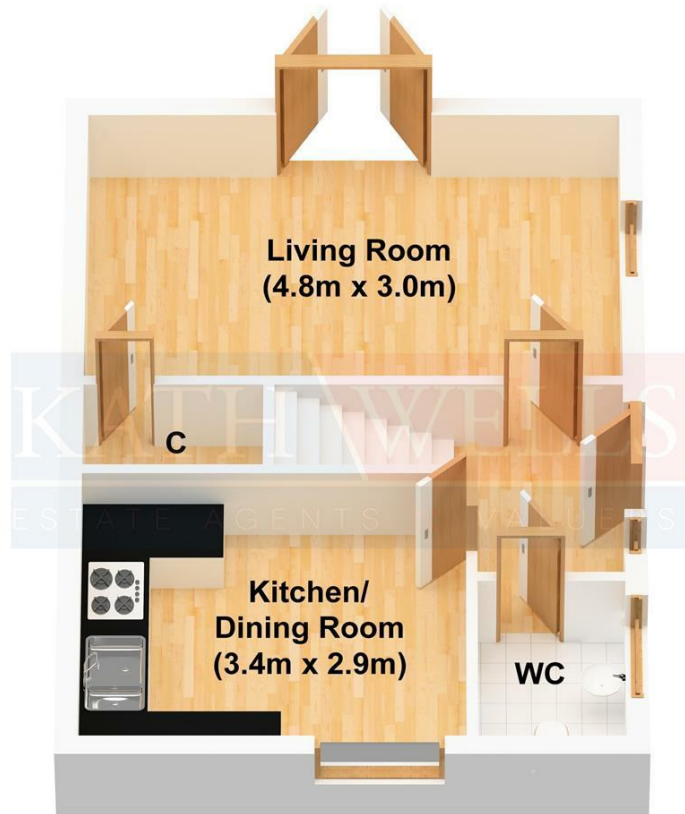
Council Tax Band: B / EPC Rating: C

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9636-2627-3600-0460-0276>



Ground Floor



First Floor

