

**166 Whitehall Road
Leeds**



**3 Bedroom House - Semi-Detached
£230,000**

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
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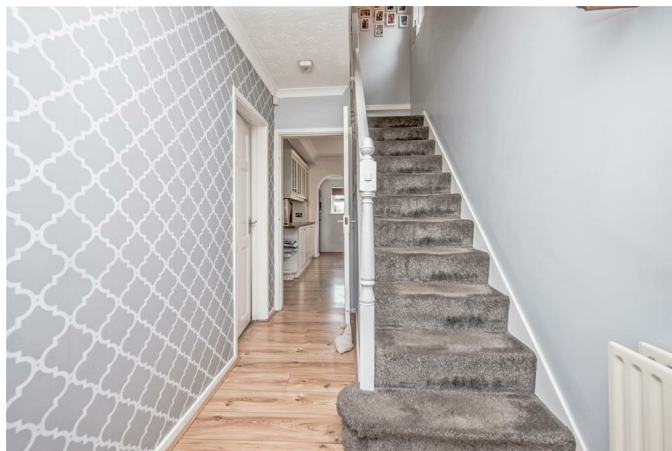
Web Site
www.kathwells.com

email
sales@kathwells.com

166 Whitehall Road, Wortley, Leeds, West Yorkshire, LS12 4AR

GROUND FLOOR:

Entrance Hallway:



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

Living Room:



Double glazed window, central heating radiator, fire place & hearth, television point,

Fitted Dining Kitchen:



Double glazed French doors to the rear, double glazed window, a range of fitted wall, drawer & base units, work surfaces, electric hob with an extractor hood above, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, space for a fridge / freezer, ample space for a dining table & chairs

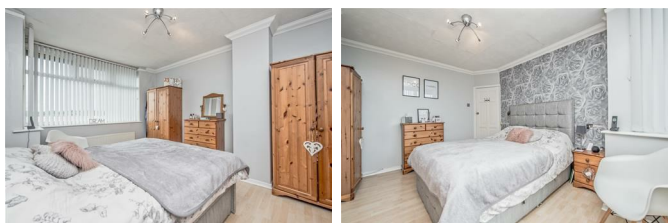
FIRST FLOOR:

Landing:



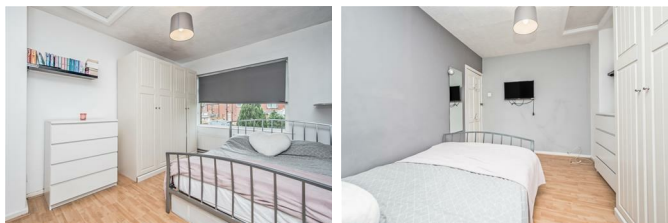
Double glazed window, access to the first floor accommodation

Bedroom One:



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

Bedroom Two:



Double glazed window, central heating radiator, access to the loft

Bedroom Three:



Double glazed window, central heating radiator

Shower Room / WC:



Double glazed window, a modern white suite comprising of a walk in shower with a plumbed shower above, a low flush WC, a wash basin set into a vanity unit, a ladder style central heating radiator / towel warmer

TO THE OUTSIDE:



Gardens:



The front garden is a good size & is mainly laid to lawn. The rear garden is also a great size & comprises of a paved patio, a good sized lawn, a shed providing useful storage space & is fully enclosed.

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: tba

EPC Link:

tba

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor

