



## 61 Greenhill Lane Leeds



## 4 Bedroom House - Detached £600,000

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

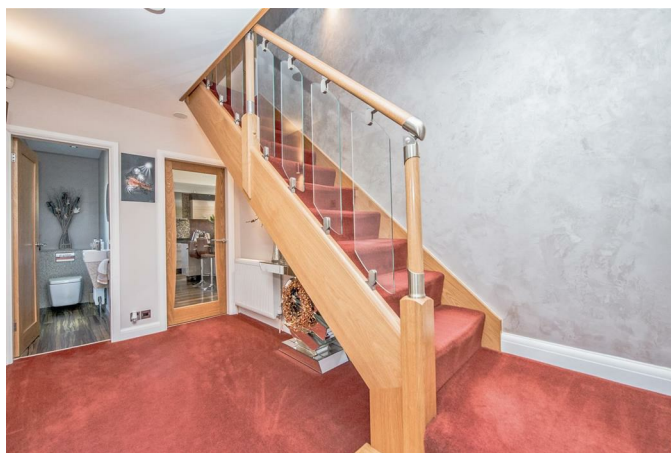
**Web Site**  
[www.kathwells.com](http://www.kathwells.com)

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

# 61 Greenhill Lane, Wortley, Leeds, West Yorkshire, LS12 4EZ

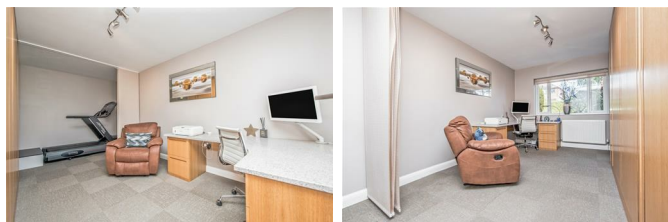
## GROUND FLOOR:

### Entrance Hallway:



Access via a part glazed front entrance door, double glazed window, stairs rising to the first floor, central heating radiator, a wide spacious hallway with access to the ground floor accommodation

### Study / Additional Bedroom:



Double glazed window, central heating radiator, fitted wardrobes, could also be used as an additional double bedroom

### Landing:

Double glazed window, central heating radiator, access to the first floor accommodation, stairs rising to the second floor, a wide spacious landing with ample space for decorations & furniture

## Modern Fitted Breakfast Kitchen:



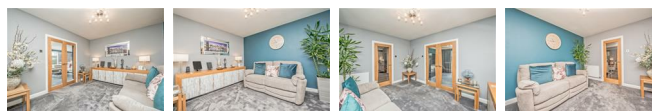
Double glazed window, double glazed door giving access to the rear, a modern range of fitted wall, drawer & base units, heat resistant work surfaces, electric hob with an extractor hood above, eye level oven / grill, inset sink & drainer, integral kitchen appliances (two fridges, a freezer, dishwasher, microwave, warming drawer), a kitchen island providing dining space, granite surfaces, access to the rear porch

### Utility Room:



Double glazed windows, part glazed rear door giving access to the rear garden, plumbing for an automatic washing machine, wash basin, and range of fitted cabinets and work surfaces, space for a tumble dryer

### Play Room / Dining Room:



This room provides ample space for a Play Room & could also be used as an additional dining space, central heating radiator

### Living Room:



Double glazed sliding doors to the rear, central heating radiator, television point, gas fire place, ample space for a range of living room furniture

### **Cloakroom / Downstairs WC:**



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

### **FIRST FLOOR:**

#### **Bedroom One:**



Double glazed window, central heating radiator, built in wardrobes

#### **En-suite Shower Room / WC:**



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

### **Bedroom Two:**



Double glazed window, central heating radiator, fitted wardrobes

### **Bedroom Four:**



A good sized double bedroom, double glazed window, central heating radiator, a range of fitted wardrobes, ample space for a range of bedroom furniture

### **Family Bathroom / WC:**



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

### **SECOND FLOOR:**

### Bedroom Three:



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

### En-suite Shower Room / WC:



A suite comprising of a glazed shower cubicle with a plumbed shower above, low flush WC, wash basin

### TO THE OUTSIDE:



### Gardens:



The front garden is a superb size & comprises of a large lawn, is fully enclosed & is well kept & presented in a great manner. The rear garden is an exceptional size & comprises of a large lawn space, a great sized patio & also has a decked patio to the rear of the garden. The rear garden provides a great area for alfresco dining & is also south facing meaning the rear faces lovely sunshine all afternoon. The garage can be accessed from the rear garden.

### Off Street Parking / Driveway / Garage:



Electric gates (operated via a keypad / remote / mobile phone) give access to a large driveway which extends to the front and side of the property. The driveway provides parking for 7 / 8 family sized cars and in turn gives access to the garage which provides additional parking / storage. The garage benefits from having an electrically operated 'roller door', and power & light.

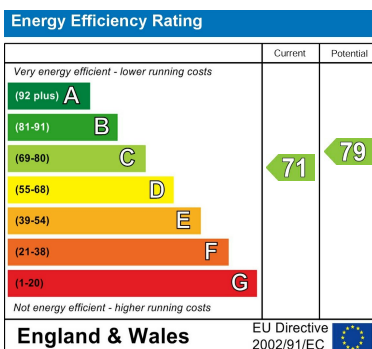
### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2080-6904-1060-1207-7791>

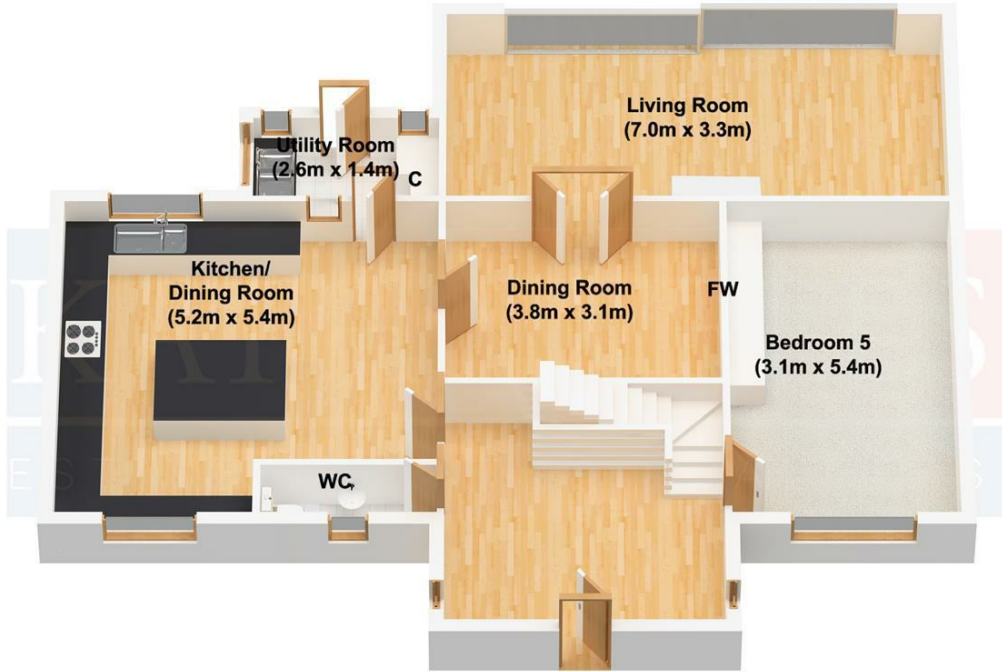
### Council Tax Band / EPC Rating:

Council Tax Band: F / EPC Rating: C

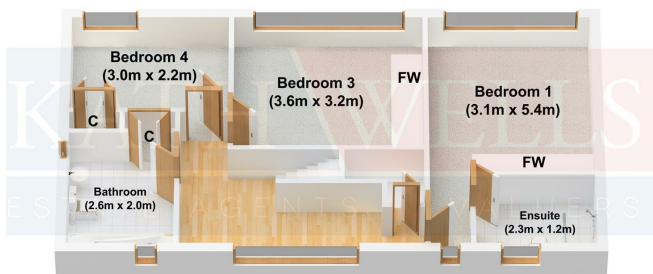
## Energy Efficiency Graph



## Ground Floor



## First Floor



## Second Floor

