KATH | WELLS

ESTATE AGENTS & VALUERS

140 Blue Hill Lane
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

140 Blue Hill Lane, Wortley, Leeds, West Yorkshire, LS12 4NY

GROUND FLOOR:

Front Porch:
A double glazed front porch; ample space for coats and boots

Entrance Hallway:
A part glazed entrance door, central heating radiator, stairs rising to the first floor

Living Room:




Double glazed bay window, central heating radiator, a fireplace and harth with an inset living flame coal effect fire, television point, ceiling coving

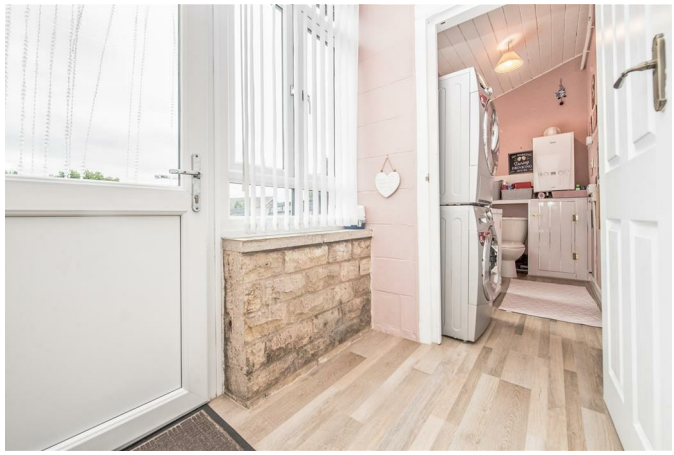
Fitted Dining Kitchen:





Double glazed French doors opening onto the rear porch, double glazed window, a modern fitted kitchen with a good range of wall, drawer & base units, work surfaces, a range of integral appliances (fridge / freezer, dishwasher, electric double oven / microwave, five burner gas hob, extractor hood), an inset sink and drainer with a mixer tap, a good sized dining area with ample space for a range of dining room furniture, central heating radiator, a fireplace and hearth with an inset living flame gas fire

Rear Porch:



Double glazed windows, a double glazed external door giving access to teh rear garden

Cloakroom / WC / Utility Room:



Double glazed window, low flush WC, wash basin, plumbing for an automatic washing machine, space for a tumble dryer

FIRST FLOOR:

Landing:



Double glazed window, access to the first floor accommodation, central heating radiator

Bedroom One:




Double glazed window, central heating radaitor, a range of fitted wardrobes & storage

Bedroom Two:





Double glazed window, central heating radaitor, a range of fitted wardrobes & storage, access to the loft space via a pull-down loft ladder

Bedroom Three:

Double glazed window, central heating radaitor

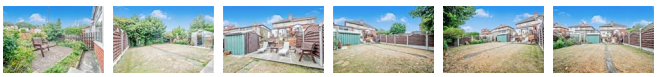
Bathroom / WC:




Double glazed window, a luxury white suite comprising of a free standing 'slipper bath' with a free standing mixer taps / shower attachment, wash basin, WC with a 'high level' cistern, central heating radiator / towel warmer, modern tiling

TO THE OUTSIDE:

Gardens:



The front garden is enclosed by a low wall and has a block-paved area and planted beds. The rear garden is a good sized, enclosed by fencing and has a paved patio / seating area, a lawn and some planting. There is side access to the detached garage from the patio area and external power points.

Single Garage / Off Street Parking / Driveway:



A driveway provides useful off street parking for several cars and access to a single detached garage with power & light.

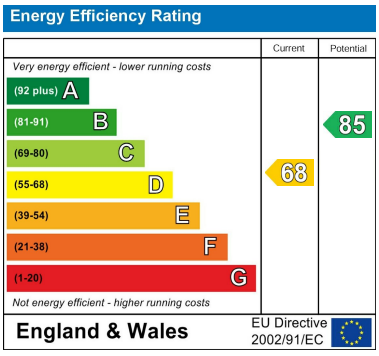
Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: tba

EPC Link:

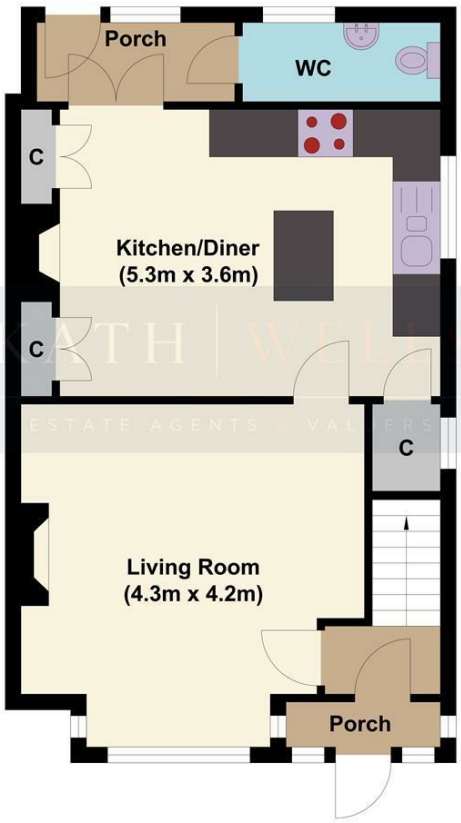
https://find-energy-certificate.service.gov.uk/energy-certificate/1306-3236-2002-0023-7502

Energy Efficiency Graph



Floor Plan

Ground Floor



First Floor

