

## 22 Ashley Green Leeds



### 2 Bedroom House - Mid Terrace £225,000

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## 22 Ashley Green, Wortley, Leeds, West Yorkshire, LS12 4EW

### GROUND FLOOR:

#### Hallway:

17'0" x 6'10"

Access via part glazed door into spacious hallway, access to all lower ground rooms, stairs rising to first floor accommodation, wood effect flooring.

#### Bedroom One:

17'0" x 6'10"



Double glazed window to the front elevation, a double room with central heating radiator, fitted wardrobes and access to ensuite bathroom.

#### En-Suite Bathroom:

6'5" x 7'11"



A good size En-suite with shower cubicle, pedestal hand wash basin, low flush WC, Part tiled, central heating radiator.

#### Bedroom Two:

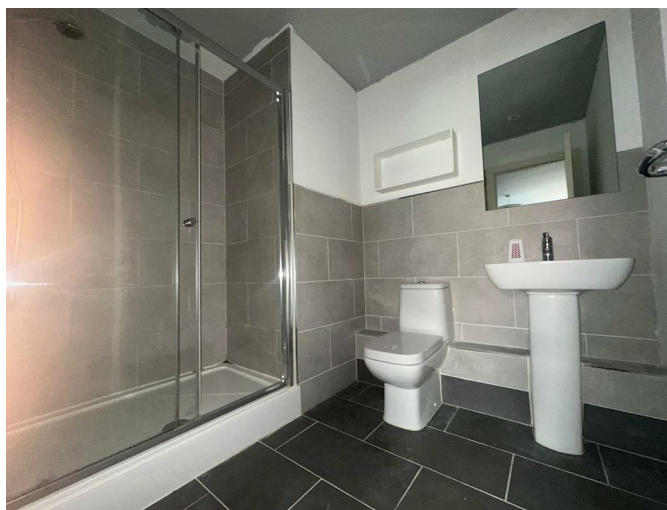
17'0" x 9'3"



Double glazed window to front elevation, another double bedroom with central heating radiator, access to En-suite.

#### En-Suite:

6'4" x 8'0"



Panelled bath, pedestal hand wash basin, low flush Wc, part tiled in modern ceramics, central heating radiator.

### First Floor:

#### Open Plan Living Area:

23'6" x 23'5"



Access via Staircase into a spacious living area, with amazing feature original windows to the front elevation, To lounge area an inset wood burner, window to side elevation, original beams to ceiling, wood effect flooring, light and airy space, to the kitchen area a good range of modern white base units with coordinating worksurfaces, inset electric oven and hob with chimney extractor over, a lovely dining area ideal for entertaining and socialising, a lovely space for ideal for a variety of buyers.

#### Utility Room:

4'3" x 7'10"

A great space for storage, plumbing for washing machine and dryer, access to Guest WC.

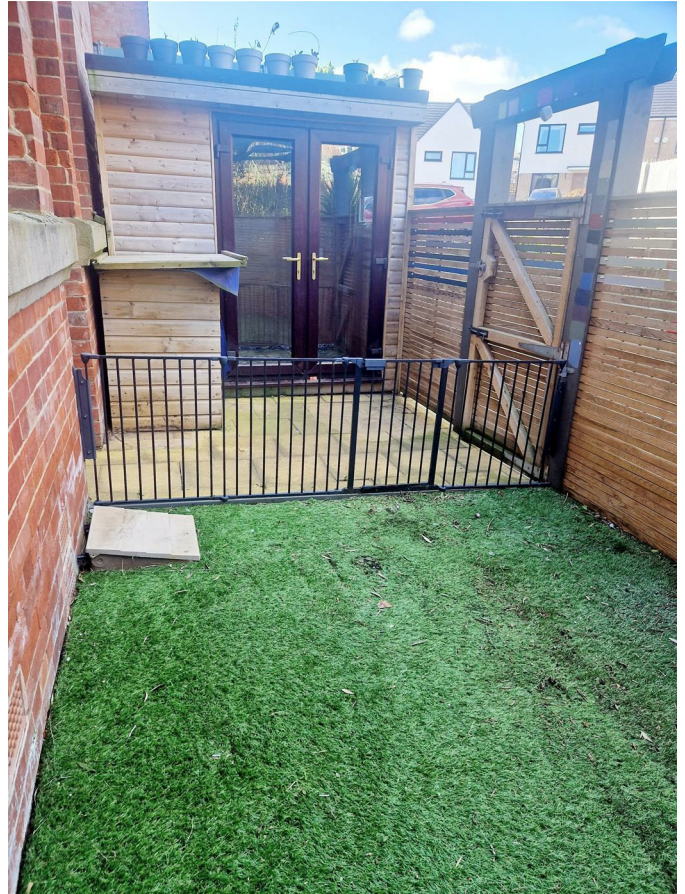
**Guest WC:**  
3'2" x 6'8"



Low flush WC, pedestal hand wash basin, chrome heated towel rail, part tiled.

**TO THE OUTSIDE:**

**GARDENS:**



Access via lockable gate, a fully secure garden with patio and lawn area, access to Study/Outside room with plumbing and electricity.

**PARKING:**

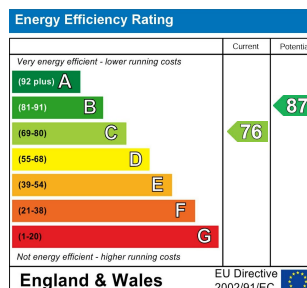
Parking Space allocated to the property.

**EPC RATING / COUNCIL TAX BAND:**

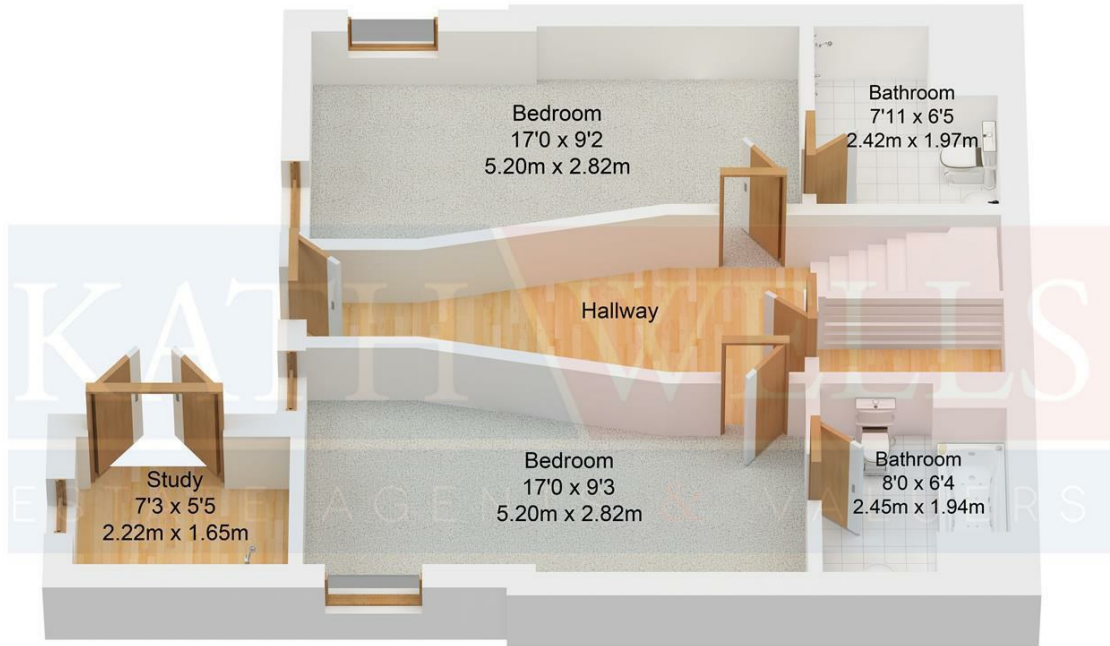
Council Tax Band: C / EPC Rating: C

**EPC Link:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/2108-8053-7393-4466-1950>



## Floor Plan



Ground Floor  
Approx. 52.68 sqm.  
(567.06 sqft.)



First Floor  
Approx. 45.14 sqm.  
(485.89 sqft.)