KATH | WELLS

ESTATE AGENTS & VALUERS

584 Whitehall Road
Leeds



3 Bedroom House - Semi-Detached
£260,000

69 Lower Wortley Road
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584 Whitehall Road, Leeds, West Yorkshire, LS12 5DU

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 window, brick effect fire place with an inset gas fire, television point, central heating radiator

Modern Fitted Dining Kitchen:



Double glazed French doors giving access to the rear garden, double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, gas hob, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, built in kitchen breakfast bar

FIRST FLOOR:

Landing:



Double glazed window, access to the first floor accommodation, access to a loft space via a pulldown loft ladder

Bedroom One:



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

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator

Shower Room / WC:



Double glazed window, a three piece suite comprising of a glazed shower cubicle with an electric shower above, low flush WC, wash basin, central heating radiator

Loft Room:



A spacious loft space providing a useful storage area & has been previously used as an office space

TO THE OUTSIDE:





Gardens:









The front garden is low maintenance & mainly dedicated to off street parking. The rear garden is a good size & comprises of a paved patio & is fully enclosed. A good sized storage shed is being left to the rear.

Off Street Parking / Driveway:

A driveway provides off street parking for two family sized cars

Council Tax Band & EPC Rating:

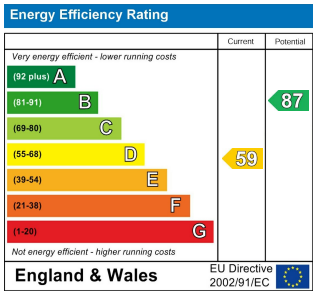
Council Tax Band: B / EPC Rating: D

EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/0950-2886-7262-9828-1811

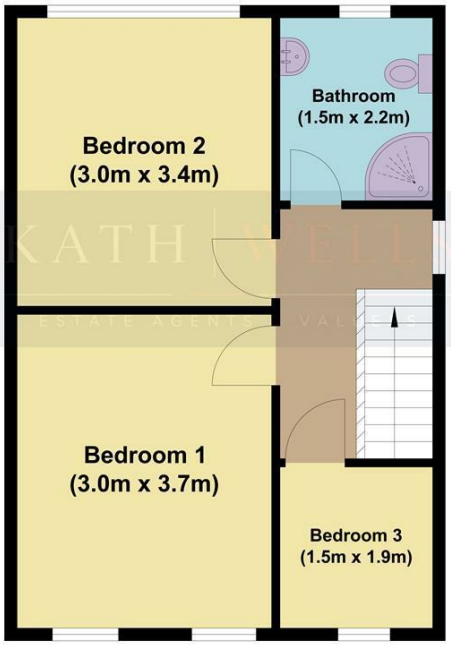
Anti-Money Laundering (AML) Checks:

By law, we must carry out Anti-Money Laundering (AML) checks to verify the identity of all buyers once an offer has been accepted. The cost is £35.00 plus VAT (£42.00 total) per buyer, and this fee is payable when your offer is accepted. These checks are a legal requirement for all purchasers.



Floor Plan

First Floor



Ground Floor

