KATH | WELLS

ESTATE AGENTS & VALUERS

8 Barkers Well Fold
Leeds

4 Bedroom House - Detached
£525,000

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

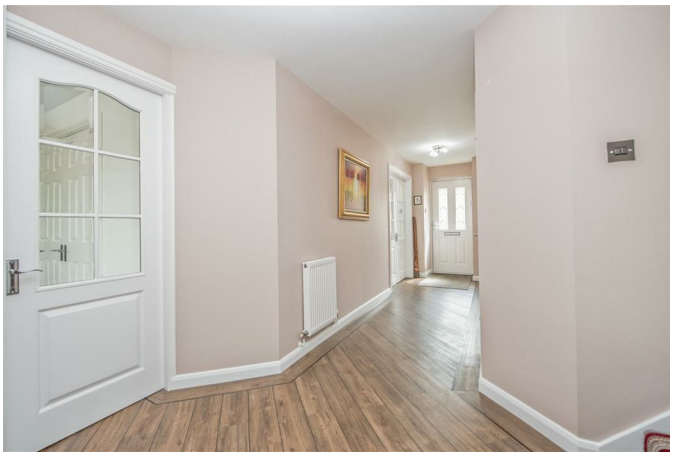
Web Site
www.kathwells.com

email
sales@kathwells.com

8 Barkers Well Fold, New Farnley, Leeds, West Yorkshire, LS12 5TR

GROUND FLOOR:

Hallway:



Access via a part glazed front entrance sdoor, two central heating radiattors, stairs rising to the first floor, storage cupboard, access to the integral garage

Cloakroom / WC:

Double glazed window, a modern white suite comprising of a low flush WC, wash basin, ladder style central heating radiator / towel warmer, half tiled walls

Living Room:

Doubloe glazed window, Karndean Flooring, part glazed double internal doors through to the hallway & family room, central heating radiator, a fireplace and hearth with an inset electric fire

Fitted Kitchen:

Semi open plan to the Family Area / Dining Room, double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, a range of integral kitchen appliances (electric hob, modern extractor hood, eye level double oven / grill, fridge / freezer, dishwasher), plumbing for an automatic washing machine, an inset sink and drainer, wine cooler / fridgeinset ceiling lights, pelmet lighting, Karndean Flooring

Family Area / Dining Room:

Extended to the rear, double glazed window, double glazed Velux windows, double glazed bi-fold doors opening onto the rear garden, modern vertical central heating radiators, ample space for a diing table & chairs, ample space for sofas & sitting room furniture, Karndean Flooring, television point, inset ceiling lights, a good sized room ideal for dining and entertaining

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation, access to an insulated loft space, storage cupboard, central; heating radaitor

Bedroom One:

Double glazed window, central heating radiator, a range of fitted wardrobes / storage

En-suite Shower Room / WC:

Double glazed window, a modern white suite comprising of a walk-in shower cubicle with a plumbed shower, wash basin and WC srt into a vanity unit with storage, inset ceiling lights, extractor fan, central heating radiator

Bedroom Two:

Double glazed window, central heating radiator, a range of fitted wardrobes / storage

En-suite Shower Room:

Double glazed window, a part glazed shower cubicle with a plumbed shower, wash basin, central heating radiator

Bedroom Three:

Double glazed window, central heating radiator, a range of fitted wardrobes / storage

Bedroom Four:

Double glazed window, central heating radiator

Family Bathroom / WC:

Double glazed window, a newly fitted modern white suite comprising of a panelled bath with a glazed side screen and a plumbed shower above (rainfall head and shower wand), low flush WC, wash basin set into a vanity unit, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:

Off Street Parking / Driveway / Integral Single Ga

A driveway provides useful off street parking and access to a single integral garage with an up and over door. The garage has power and light and internal access to teh hallway

Gardens Front & Rear:

The front garden is open plan and has two lawns, planted ornamental shrubs, a semi mature ornamental tree and access via a side gate to teh rear garden. The rear garden is a good size and has a lawn, a decked patio area, a circular patio, ornamental planting, external lighting, and an outside tap

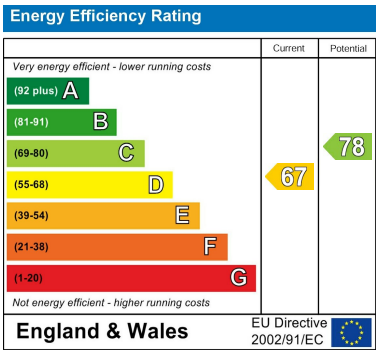
Council Tax Band & EPC Rating:

Council Tax Band: E / EPC Rating: D

EPC Link:

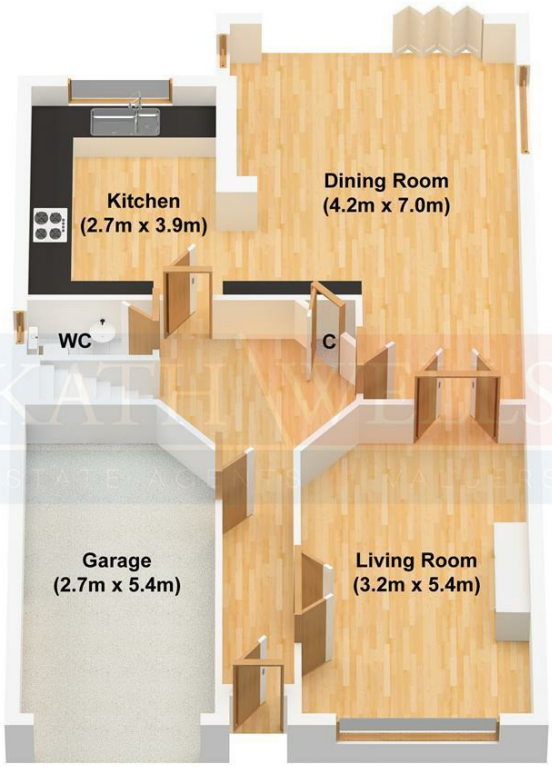
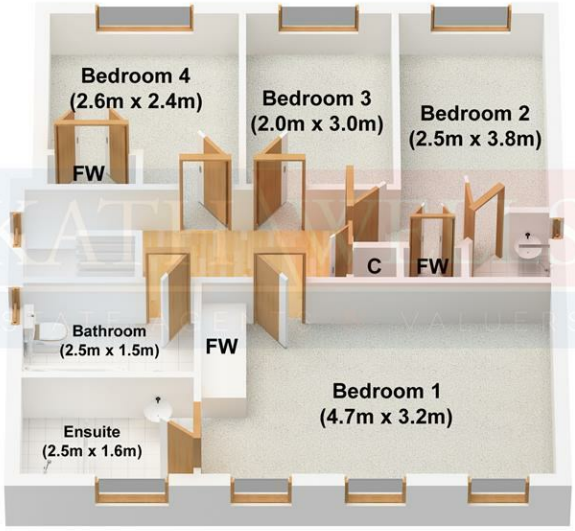
https://find-energy-certificate.service.gov.uk/energy-certificate/0720-9240-0573-7003-0613

Energy Efficiency Graph



Floor Plan

Ground Floor



First Floor