



## 69 The Turnways Leeds



### 3 Bedroom House - Semi-Detached £350,000

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)

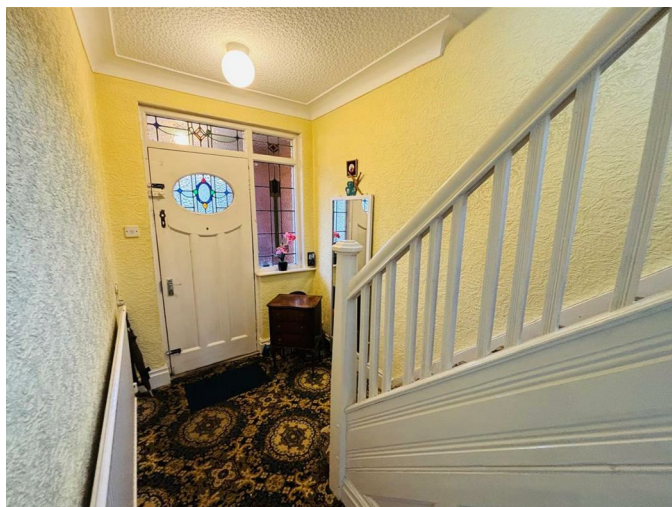
**email**  
[sales@kathwells.com](mailto:sales@kathwells.com)



# 69 The Turnways, Headingley, Leeds, West Yorkshire, LS6 3DT

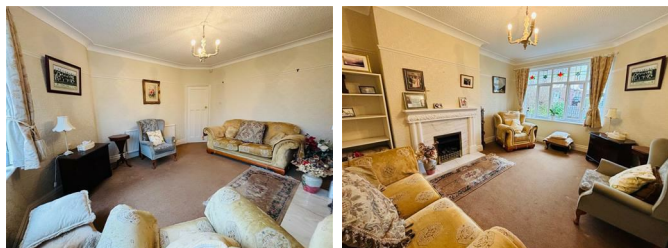
## GROUND FLOOR:

### Entrance Hallway:



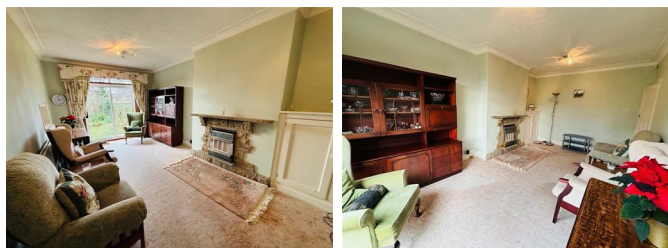
Access via a part glazed front entrance door, part glazed side door giving access to the driveway & rear garden stairs rising to the first floor, under stairs storage cupboard, central heating radiator,

### Living Room:



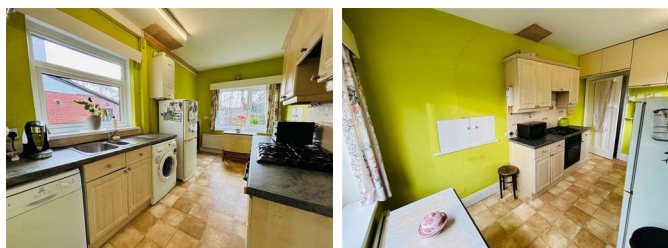
Double glazed window, television point, central heating radiator, a fire place & hearth, ample space for a range of living room furniture

### Dining Room:



Double glazed sliding door giving access to the rear garden, central heating radiator, built in storage cupboard, ample space for a dining table & chairs

### Fitted Breakfast Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooking hob with an extractor hood above, a built under oven / grill, an inset sink & drainer, plumbing for an automatic washer, ample space for a fridge / freezer

## TO THE FIRST FLOOR:

## Landing:



Double glazed window, access to first floor accommodation, access to loft space

### Bedroom One:

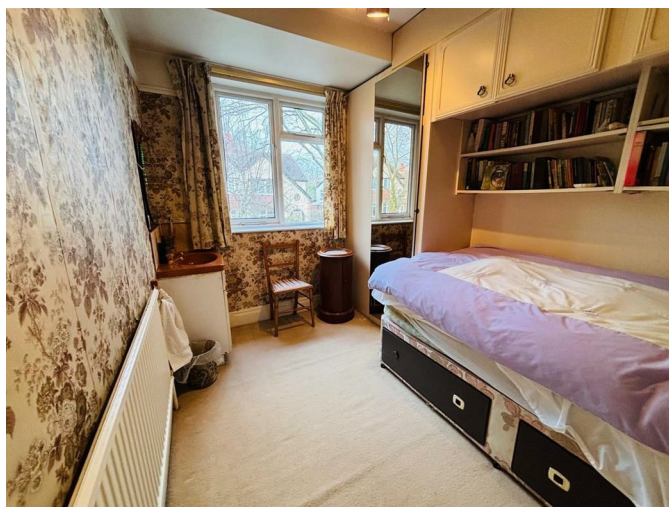
Double glazed window, central heating radiator, wash basin, ample space for a range of bedroom furniture

### Bedroom Two:



Double glazed window, central heating radiator, built in wardrobes / storage

### Bedroom Three:



Double glazed window, central heating radiator, built in wardrobes / storage



shower Room:



Double glazed window, a glazed shower cubicle with a plumbed shower, wash basin set into a vanity unit, ladder style central heating radiator

Separate W/c:



Double glazed window, low flush WC

TO THE OUTSIDE:



Gardens:



The front garden has a lawn and is mainly low maintenance. The rear garden also has a lawn, is fully enclosed and is a good size.

Drive / Garage:



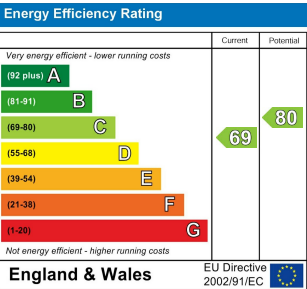
A driveway provides useful off street parking for three cars and access to a single garage which provides a useful storage space and can be used as additional parking.

Council Tax Band / EPC Rating:

Council Tax Band: D / EPC Rating: C

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0092-0207-1006-1822-2400>





First Floor

