



## 166 Whitehall Road Leeds



### 3 Bedroom House - Semi-Detached £225,000

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
Tel: 0113 231 1033  
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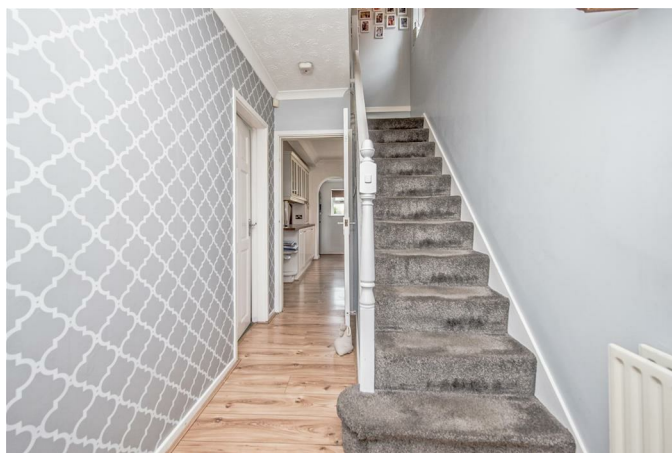
**Web Site**  
[www.kathwells.com](http://www.kathwells.com)

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# 166 Whitehall Road, Wortley, Leeds, West Yorkshire, LS12 4AR

## GROUND FLOOR:

### Entrance Hallway:



Access via a part glazed front entrance door, stairs rising to the first floor, central heating radiator

### Living Room:



Double glazed window, central heating radiator, fire place & hearth, television point,

### Fitted Dining Kitchen:



Double glazed French doors to the rear, double glazed window, a range of fitted wall, drawer & base units, work surfaces, electric hob with an extractor hood above, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, space for a fridge / freezer, ample space for a dining table & chairs

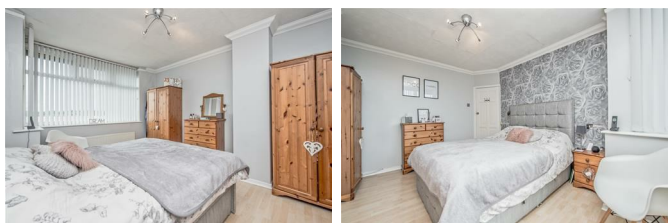
## FIRST FLOOR:

### Landing:



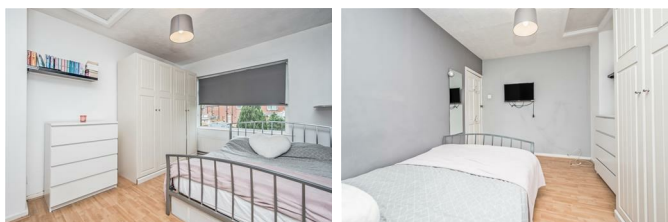
Double glazed window, access to the first floor accommodation

### Bedroom One:



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

### Bedroom Two:



Double glazed window, central heating radiator, access to the loft

### Bedroom Three:



Double glazed window, central heating radiator

## Shower Room / WC:

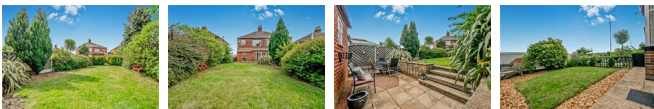


Double glazed window, a modern white suite comprising of a walk in shower with a plumbed shower above, a low flush WC, a wash basin set into a vanity unit, a ladder style central heating radiator / towel warmer

## TO THE OUTSIDE:



## Gardens:



The front garden is a good size & is mainly laid to lawn. The rear garden is also a great size & comprises of a paved patio, a good sized lawn, a shed providing useful storage space & is fully enclosed.

## Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: tba

## EPC Link:

tba

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Ground Floor



## First Floor

