

**22 Waveney Road
Leeds**



**3 Bedroom House - Semi-Detached
£210,000**

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

Web Site
www.kathwells.com

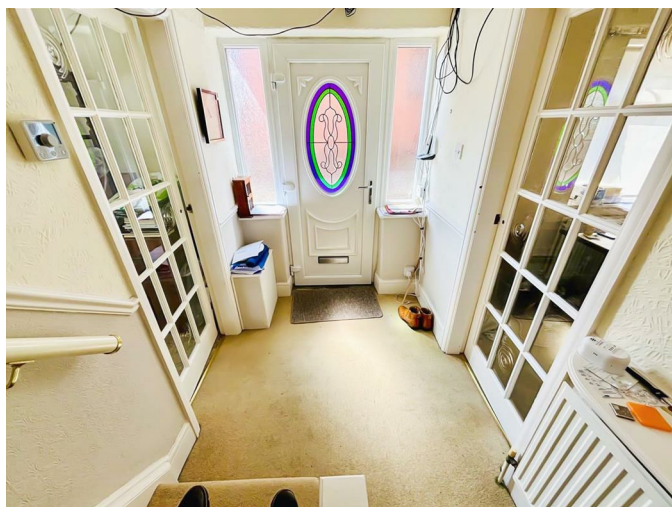
email
sales@kathwells.com

22 Waveney Road, Wortley, Leeds, West Yorkshire, LS12 4EY

Fitted Kitchen

GROUND FLOOR:

Hallway:



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

Living Room:



Double glazed window, central heating radiator, fire place and hearth with a inset gas fire, television point



Double glazed windows, a range of fitted wall, drawer and base units, work surfaces, an inset stainless steel sink and drainer, electric cooker point, plumbing for an automatic washing machine, space for fridge freezer, an external door giving access to rear garden

Dining Room:



Double glazed window, central heating radiator, fireplace and hearth with a gas fire, ample space for a dining table & chairs

FIRST FLOOR:

Landing:

Access to first floor accommodation and to the loft space

Bedroom One:



Double glazed window, central heating radiator, a range of built in wardrobes / storage & bedroom furniture

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC



Double glazed window, central heating radiator, a coloured suite comprising of a panelled bath, a wash basin, a low flush WC , built in storage.

TO THE OUTSIDE:

Off Street Parking / Driveway:

A driveway provides useful off street parking for three family sized cars

Gardens:



The front garden is enclosed by a low wall and has a variety of shrubs / small trees. The rear garden is a good size, enclosed by fencing and has a paved seating area, some low maintenance areas, planted beds, an abundance of ornamental shrubs & trees, and an outside tap

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating D

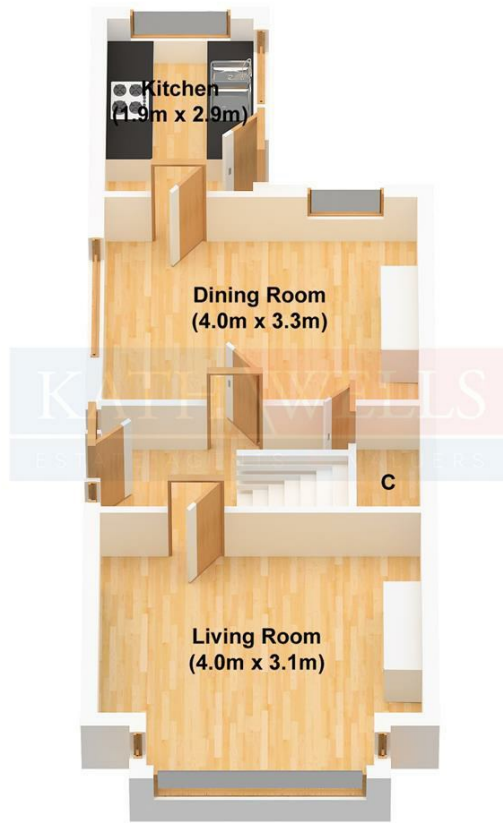
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0262-0207-4405-2027-2300>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Plan

Ground Floor



First Floor

