

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



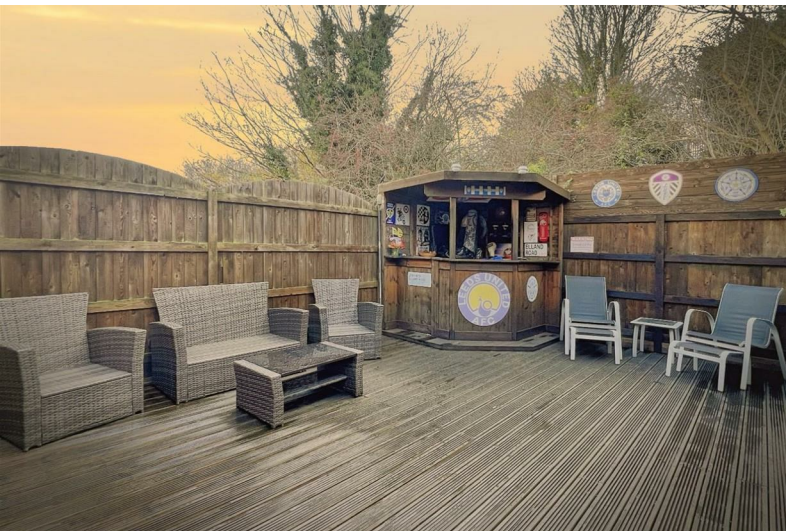
## Wheelwright Close

Wortley, Leeds, LS12 4UP

Offers In The Region Of £295,000



Council Tax: C



# 12 Wheelwright Close

Wortley, Leeds, LS12 4UP

## Offers In The Region Of £295,000



- CHAIN-FREE SALE!
- Detached home on one-of-a-kind plot
- A viewing is essential see what's on offer!
- Extended ground floor - creating two reception rooms
- Modern high-gloss kitchen with breakfast bar
- Elevated position with strong future potential (STPP)
- Luxurious bathroom suite
- Gated driveway, sheds, decking with impressive sports bar
- Elevated views and backing onto woodland
- Tastefully decorated and ready to move into!

This immaculate DETACHED house is now for sale CHAIN FREE at the end of a quiet cul-de-sac, offering three bedrooms and outstanding privacy thanks to a substantial, ONE-OF-A-KIND PLOT backing onto woodland. With an elevated position, the home enjoys impressive views. Perfect for families or those seeking potential future development to the land!

This beautiful home features TWO reception rooms. The inviting LIVING ROOM creates a warm atmosphere with inset lighting around the fireplace, ideal for cosy evenings, while the extended ground floor provides a dedicated DINING ROOM for entertaining guests or family meals together. The MODERN, high-gloss KITCHEN comes fitted with black wall and base units, contrasting worktops, BREAKFAST BAR seating, and garden outlook with direct access. Under stair storage ensures further practicality and storage. DUAL ASPECT sunshine fills the space, and an integrated oven make meal preparation convenient.

There are THREE bedrooms, each offering versatility. The main double bedroom at the front is an IMPRESSIVE size, while the rear double bedroom boasts bold, elegant décor and elevated VIEWS. The SINGLE bedroom is perfect as a dressing room, nursery, or STUDY. The contemporary BATHROOM includes a footed bath with chrome shower handle, a LUXURIOUS tiled suite, and heated towel rail, all lit pleasantly by a frosted window.

Externally, the fenced FRONT garden features two large sheds, a private GATED DRIVEWAY, and a beautiful mature tree. To the side, a large decking area creates the perfect SPORTS BAR for summer entertaining. This property falls under EPC rating C and council tax band C. This really is a ONE-OF-A-KIND home and a viewing is HIGHLY recommended by the agent to truly appreciate what is on offer!

LOCATION - Wortley, Leeds, offers the perfect blend of urban convenience and community charm, just one mile from the city centre with excellent transport links and easy motorway access. From modern flats in New Wortley to classic Victorian terraces in Upper Wortley and spacious family homes in Lower Wortley, there's a home to suit every lifestyle. Residents enjoy generous green spaces, including Wortley Recreation Ground, Cliffe Park, and Western Flatts Park, ideal for walks, sports, and family days out. The area boasts a variety of shops, supermarkets, gyms, pubs, and takeaways, all within a friendly, down-to-earth neighbourhood with a proud local history. Whether you're a first-time buyer, a growing family, or simply looking to stay close to Leeds without losing that neighbourhood feel, Wortley is the place to call home.

\*The aerial image shown is for illustrative purposes only and is intended as an impression of the property and its surroundings. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. All descriptions, measurements, and other details are provided as a general guide only and should be independently verified by prospective purchasers.

Tel: 0113 257 6198

### KITCHEN

15'10" x 8'6" (4.85m x 2.61m)

### LIVING ROOM

15'8" x 12'6" (4.80m x 3.82m)

### DINING ROOM

16'2" x 9'2" (4.93m x 2.81m)

### BEDROOM ONE

13'11" x 9'10" (4.25m x 3.00m)

### BEDROOM TWO

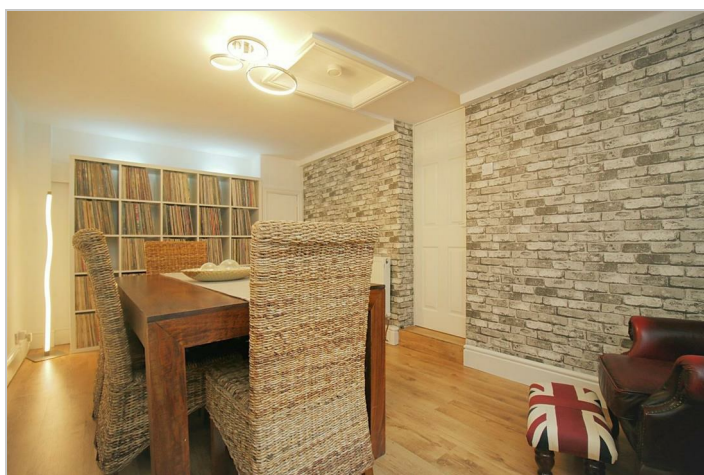
10'5" x 9'10" (3.20m x 3.00m)

### BEDROOM THREE

7'10" x 5'8" (2.41m x 1.74m)

### BATHROOM

6'11" x 5'8" (2.11m x 1.74m)



Road Map



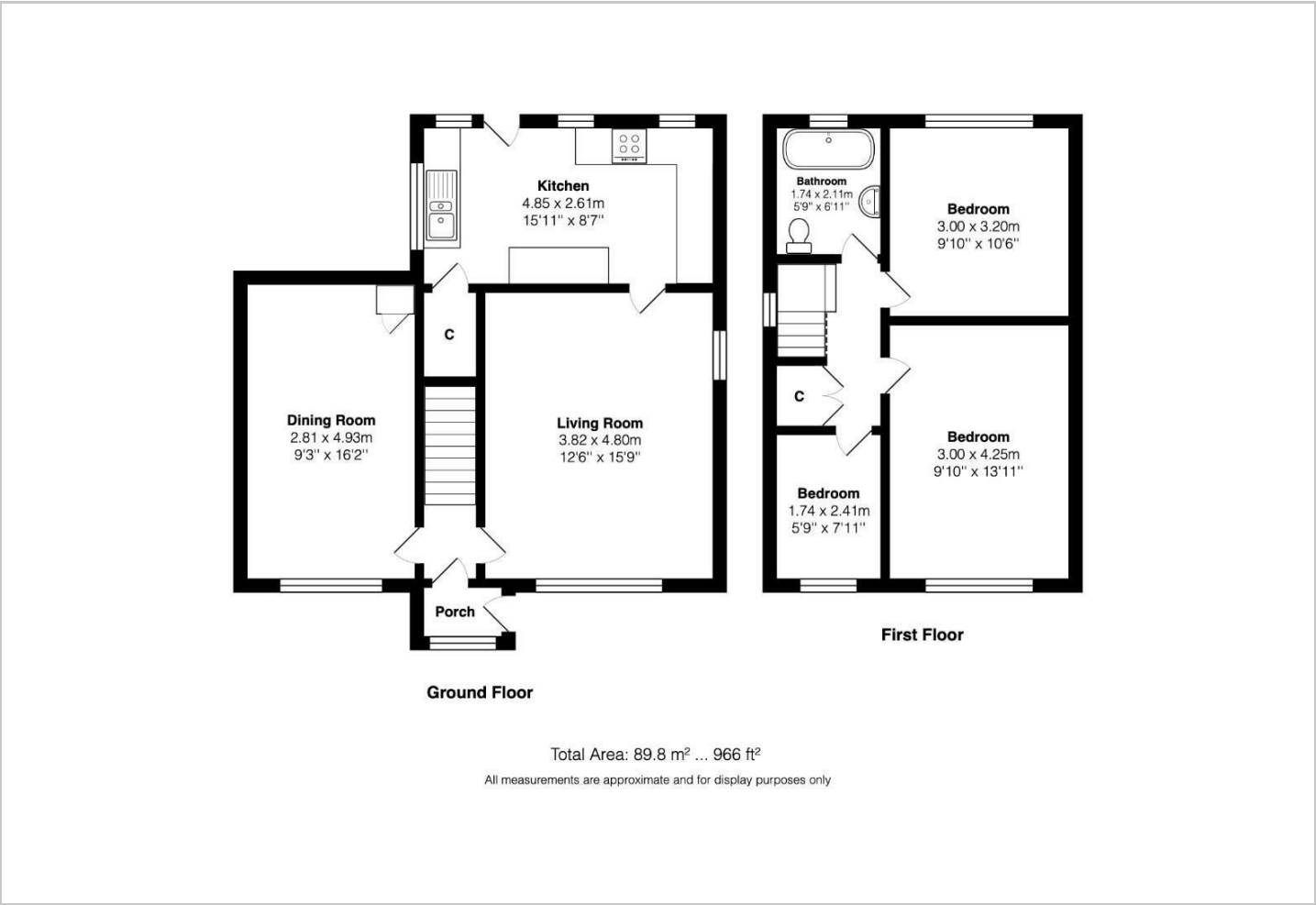
Hybrid Map



Terrain Map



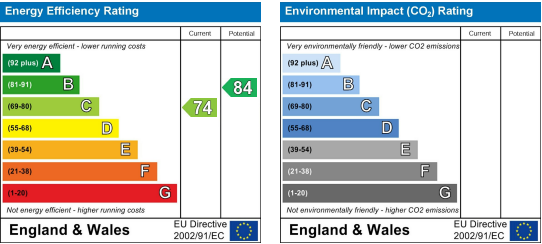
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.