



6 Colmore Grove Leeds



3 Bedroom House - Townhouse £169,995

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

6 Colmore Grove, Leeds, West Yorkshire, LS12 4DG

GROUND FLOOR:

Entrance Vestibule:

Access via a part glazed front entrance door, access to the property

Living / Dining Room:



Double glazed window, a fire place & hearth with an inset electric fire, stairs rising to the first floor, ample space for a dining table & chairs, central heating radiator

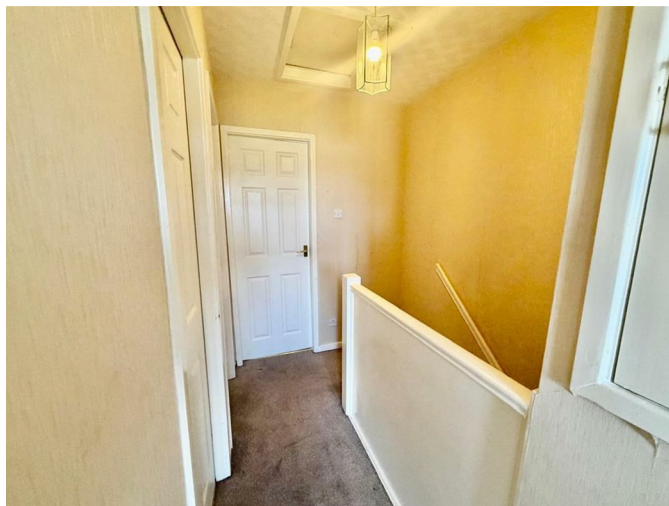
Fitted Kitchen:



Part glazed door to the rear, double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas hob with an extractor fan above, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer

FIRST FLOOR:

Landing:



Access to the first floor accommodation, access to a loft space

Bedroom One:



Double glazed window, fitted wardrobes, central heating radiator

Bedroom Two:



Double glazed window, central heating radiator, fitted wardrobes

Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC:



A white suite comprising of a panelled bath with a plumbed shower above, low flush WC, wash basin, central heating radiator

TO THE OUTSIDE:



Gardens:



The front garden is a low maintenance garden. The rear is paved & fully enclosed.

Garage:

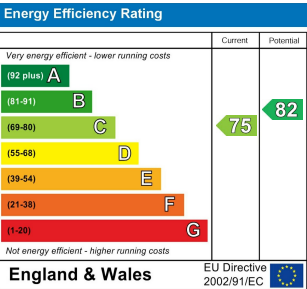
The property comes with a useful outside garage space

Council Tax Band & EPC Rating:

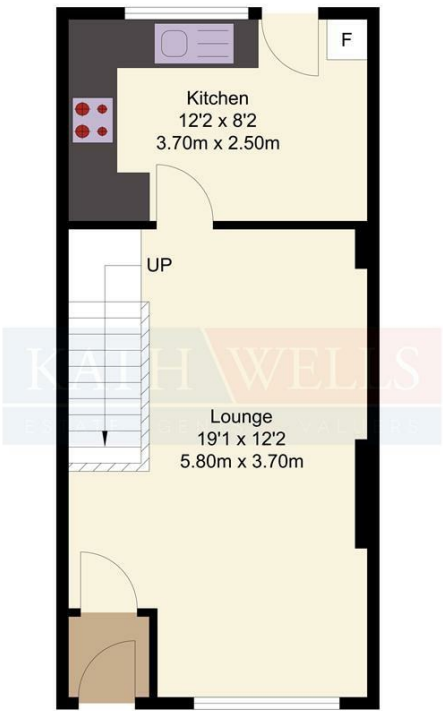
Council Tax Band: B / EPC Rating: C

EPC Link:

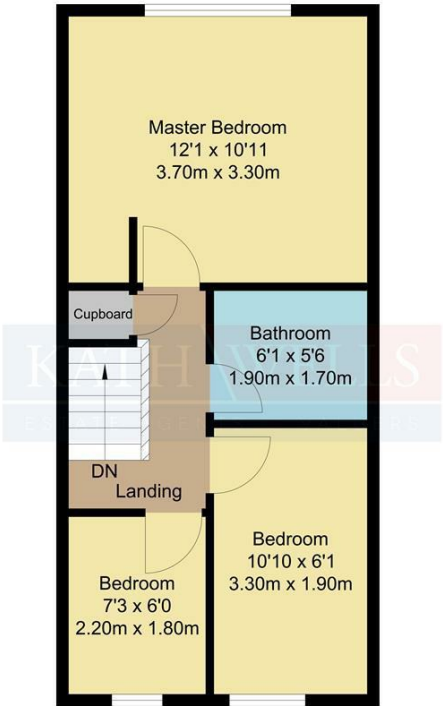
<https://find-energy-certificate.service.gov.uk/energy-certificate/0370-2346-5660-2926-0301>



Floor Plan



Ground Floor
Approx. 30.40 sqm.
(327.00 sqft.)



First Floor
Approx. 30.60 sqm.
(329.00 sqft.)