

## **4 Windmill Court Leeds**



## **5 Bedroom House - Detached £375,000**

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
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# 4 Windmill Court, Wortley, Leeds, West Yorkshire, LS12 4WB

## GROUND FLOOR:

### Entrance Hallway:

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

### Open Plan Living Room / Dining Area:



Double glazed bay window, storage cupboard, ample space for a range of living room & dining furniture, central heating radiators

### Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas hob with an extractor hood above, eye level oven / grill, inset sink & drainer, integral dishwasher, ample space for fridge / freezer

### Utility Room:



Part glazed side door to the rear, central heating radiator, a useful storage space

## Downstairs WC:



Double glazed window, low flush WC, wash basin, central heating radiator

## Bedroom Five:



Double glazed window, central heating radiator, potential to have an En-suite shower room

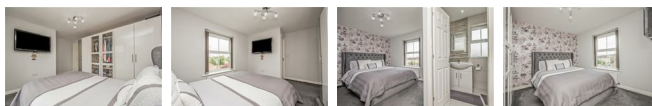
## FIRST FLOOR:

### Landing:



Access to the first floor accommodation, access to a part boarded loft space, storage cupboard

## Bedroom One:



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

En-Suite Shower Room / WC:



Double glazed window, a fully tiled suite comprising of a glazed shower cubicle with a plumbed shower above, low flush WC, wash basin, ladder style central heating radiator / towel warmer

Bedroom Two:



Double glazed window, central heating radiator, a good sized double bedroom

Bedroom Three:



Double glazed window, central heating radiator

Bedroom Four:



Double glazed window, central heating radiator

Family Shower Room / WC:



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

TO THE OUTSIDE:



Gardens:



The rear garden is a great size & consists of a good size lawn ideal for alfresco dining, a patio & is fully enclosed. The front garden is also laid to lawn and is low maintenance.

Off Street Parking / Driveway:



A driveway to the front provides useful off street parking

**Council Tax Band & EPC Rating:**  
Council Tax Band: D / EPC Rating: C

**EPC Link:**  
<https://find-energy-certificate.service.gov.uk/energy-certificate/2010-9956-7060-6200-4705>

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-plus) A                                 |         | 85                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 72      |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Ground Floor



First Floor

