



55 Guardian Mews Lynwood Garth Leeds



2 Bedroom House £63,000

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

55 Guardian Mews Lynwood Garth, Leeds, LS12 4BN

GROUND FLOOR:

Communal Entrance Hallway:

Access via a communal entrance hallway, intercom access

Entrance Hallway:

Access to the accommodation, wall mounted electric heater, large storage cupboard

Living Room & Dining Area:



Double glazed window, wall mounted electric heaters, television point, ample space for a range of living dining furniture

Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, an inset sink and drainer, electric cooker point, space for a fridge / freezer, plumbing for an automatic washing machine

Bedroom One:



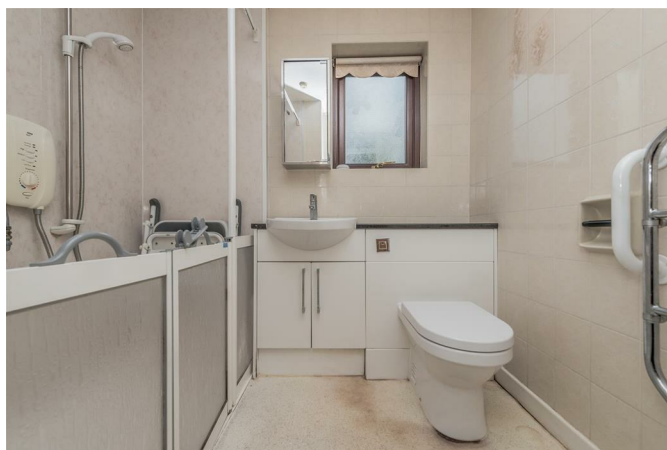
Double glazed window, wall mounted electric heater, fitted wardrobes / storage cupboards

Bedroom Two:



Double glazed window, wall mounted electric heater

Shower Room / WC:



Double glazed window, a white suite comprising of a shower cubicle with an electric shower, low flush WC, wash basin set into a vanity unit, towel railing / towel dryer

TO THE OUTSIDE:



Communal Gardens:



The property is surrounded by communal maintained gardens.

Resident & Visitor Parking:

There are ample resident and visitor parking space within the grounds of the development

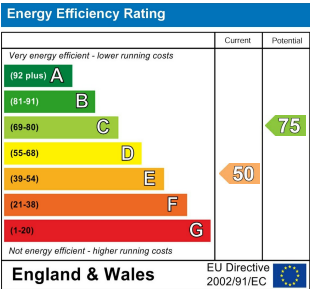
EPC Link:

tba

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: E

<https://find-energy-certificate.service.gov.uk/energy-certificate/4908-6285-4002-0292-7992>



Floor Plan

