





£255,000

22 Green Hill Lane, Leeds, West Yorkshire, LS12 4HA

22 Green Hill Lane, Leeds, West Yorkshire, LS12 4HA

Viewing is highly advised for this THREE BEDROOM SEMI DETACHED which would make an ideal purchase for a variety of buyers including a growing family. The property has been MAINTAINED & DECORATED to a GOOD STANDARD and provides spacious accommodation throughout over two floors. Situated in a sought-after and popular residential area of Wortley this property is within walking distance of local amenities, well regarded schools and bus routes to surrounding areas.

Briefly throughout the property comprises of a ENTRANCE HALLWAY with stairs rising to the first floor, a DOWNSTAIRS WC, a LARGE LIVING ROOM with ample space for living room furniture & a EXTENDED & FITTED DINING KTICHEN with a range of kitchen units as well as access to the rear via double glazed French doors.

To the first floor the LANDING space provides access to the first floor accommodation as well as access to a part boarded LOFT SPACE via a pull down ladder, TWO DOUBLE BEDROOMS (one of which has fitted

GROUND FLOOR:

Entrance Hallway:
Access via a part glazed side entrance door, stairs rising to the first floor accommodation, central heating radiator

Living Room:
Double glazed bay window, a large open space with ample room for living furniture, central heating radiator

Downstairs WC:
Double glazed window, low flush WC, wash basin

Extended & Fitted Dining Kitchen:
Double glazed French doors giving access to the rear, double glazed Velux window, a range of fitted wall, drawer & base units, work surfaces, gas cooker point with an extractor fan above, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, large storage cupboard, ample space for a dining table & chairs

FIRST FLOOR:

Landing:
Access to the first floor accommodation, access to a part boarded loft space via a pull down loft ladder, central heating radiator

Bedroom One:
Double glazed window, fitted wardrobes, central heating radiator

Bedroom Two:
Double glazed window, central heating radiator

Bedroom Three:
Double glazed window, central heating radiator

Bathroom / WC:
Double glazed window, a three piece suite comprising of a paneled bath with a plumbed shower above, low flush WC, wash basin, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:

Gardens:
The front is mainly used as off street parking. The rear garden is a good size & has a lawn as well as being fully enclosed making an ideal outside space for alfresco dining

Off Street Parking / Driveway:
A driveway provides off street parking for two family sized cars

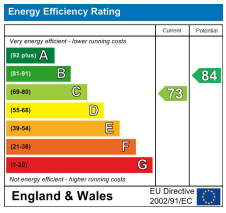
Council Tax Band & EPC Rating:
Council Tax Band: B / EPC Rating: C

EPC Link:
https://find-energy-certificate.service.gov.uk/energy-certificate/2080-7801-1060-8204-0771

Anti-Money Laundering (AML) Checks:
By law, we must carry out Anti-Money Laundering (AML) checks to verify the identity of all buyers once an offer has been accepted. The cost is £35.00 plus VAT (£42.00 total) per buyer, and this fee is payable when your offer is accepted. These checks are a legal requirement for all purchasers.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.



Directions

Please use the postal code LS12 4HA in Sat. Nav.

69 Lower Wortley Road, Wortley, Leeds, West Yorkshire, LS12 4SL
Tel: 0113 231 1033 Email: sales@kathwells.com www.kathwells.com