

**14 Green Hill Mount
Leeds**



**3 Bedroom House - Semi-Detached
£240,000**

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14 Green Hill Mount, Leeds, West Yorkshire, LS13 4AL

GROUND FLOOR:

Entrance Hallway:



Access via a composite front entrance door, double glazed window, stairs rising to the first floor

Living Room:



Double glazed window, fire place and hearth with an inset gas fire, ample space for living room furniture

Fitted Dining Kitchen:



Part glazed external door, double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, an inset sink & drainer, electric hob with extractor hood above, integral double oven / grill, freestanding fridge freezer and automatic washer included, storage cupboard, ample space for a dining table & chairs

FIRST FLOOR:

Landing:



Double glazed window, access to first floor accommodation, access to loft space

Bedroom One:



Double glazed window, ceiling coving, ample space for a range of bedroom furniture

Bedroom Two:



Double glazed window, fitted wardrobes, ample space for a range of bedroom furniture

Bedroom Three:



Double glazed window

Shower Room / WC:



Double glazed window, a modern white suite comprising of a walk in shower with a glazed side screen and a plumbed shower, low flush WC, a wash basin set into a vanity unit, built in storage

TO THE OUTSIDE:



Gardens:



The front garden is enclosed and has some planted shrubs. The rear garden is mainly laid to lawn and has some planted beds as well as an outdoor tap.

Off Street Parking / Driveway / Single Garage:



A driveway provides useful off street parking for two cars and gives access to a single garage which can be used for additional parking and storage

EPC Rating & Council Tax Band:

EPC Rating: E / Council Tax Band: C

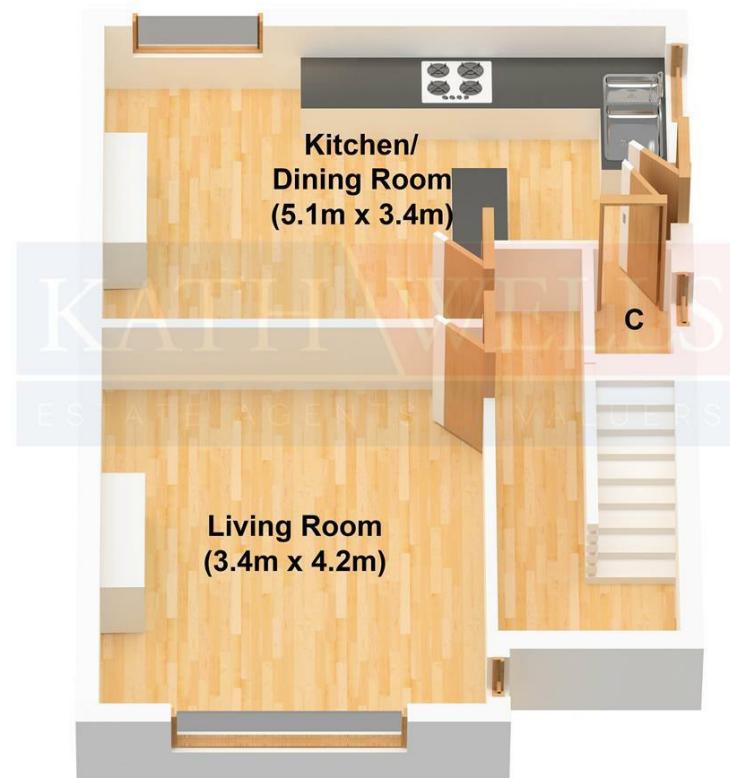
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9102-1235-8002-0020-7796>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		39
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Floor Plan

Ground Floor



First Floor

