

HUNTERS[®]

HERE TO GET *you* THERE



Whitehall Road

Wortley, Leeds, LS12 6LB

£225,000



Council Tax: B



405 Whitehall Road

Wortley, Leeds, LS12 6LB

£225,000



- Well presented semi-detached home
- Set back from main road with pleasant outlook
- Three bedrooms plus loft room
- Heated conservatory with French doors
- Double garage and powered workshop
- Neutral décor with scope to personalise
- Excellent nearby amenities and transport links
- Driveway for multiple vehicles. Private and low-maintenance plot
- NO ONWARD CHAIN
- EPC score: C, Council tax band: B

This neutrally decorated three-bedroom semi-detached house is for sale in a convenient part of Leeds, set back from Whitehall Road and overlooking a grassed verge with mature trees, creating a pleasant sense of separation from the road.

Externally, the property benefits from a driveway providing off-street parking for multiple vehicles, alongside a substantial outbuilding comprising a double garage and separate workshop, both with internal access between the two. The workshop also benefits from power, making this a particularly useful space for storage, hobbies or practical working needs. The gardens are private and low maintenance, offering space for seating and alfresco dining, with a tranquil raised pond creating a peaceful outdoor setting.

Inside, the bay-fronted living room provides a comfortable reception space with neutral décor and plush carpet, enjoying an attractive outlook to the front. The kitchen is a good size, offering ample wall and base units, a double oven and space for white goods, flowing neatly into both the living area and the conservatory.

The conservatory benefits from central heating and is currently used as a dining space throughout the year, with French doors opening out to the rear garden, adding a very practical additional ground-floor room with easy outdoor access.

Upstairs, bedroom one is a bay-fronted double to the front with fitted mirrored wardrobes. Bedroom two is another double to the rear with fitted wardrobes and a private outlook, while bedroom three is a single room that would suit a home office, nursery or occasional bedroom. The bathroom features a tiled suite with corner bath and cream tiled walls, remaining perfectly functional with scope to modernise over time.

There is also an impressive loft room with Velux window, offering excellent proportions for an occasional room and benefiting from useful eaves storage, providing far more than just storage alone.

The home is well placed for local amenities and everyday conveniences, offering a comfortable and flexible layout with excellent internal and external space. The property has an EPC rating of C and falls within Council Tax Band B.

Tel: 0113 257 6198

DINING KITCHEN

17'5" x 9'3" (5.33m x 2.83m)

LIVING ROOM

14'2" x 12'4" (4.34m x 3.78m)

CONSERVATORY

13'8" x 8'9" (4.17m x 2.68m)

PORCH

6'11" x 5'0" (2.11m x 1.54m)

BEDROOM ONE

12'4" x 10'5" (3.78m x 3.19m)

BEDROOM TWO

10'5" x 9'3" (3.19m x 2.83m)

BEDROOM THREE

7'2" x 6'11" (2.19m x 2.12m)

BATHROOM

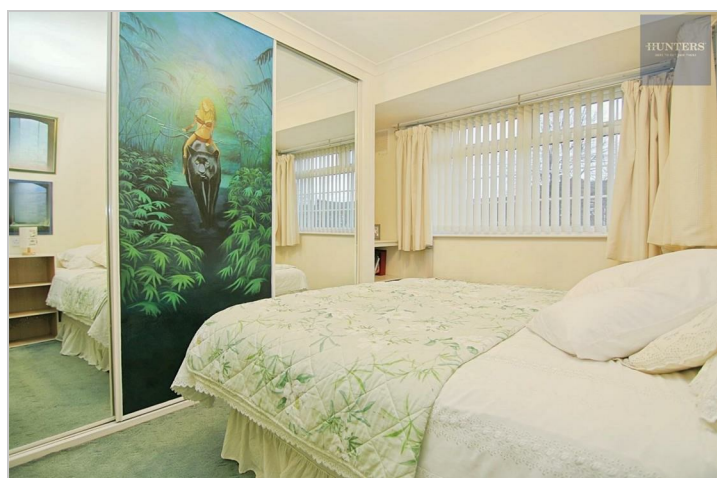
6'11" x 6'4" (2.13m x 1.95m)

WORKSHOP

19'1" x 14'7" (5.84m x 4.46m)

GARAGE

19'1" x 17'0" (5.84m x 5.20m)



Road Map



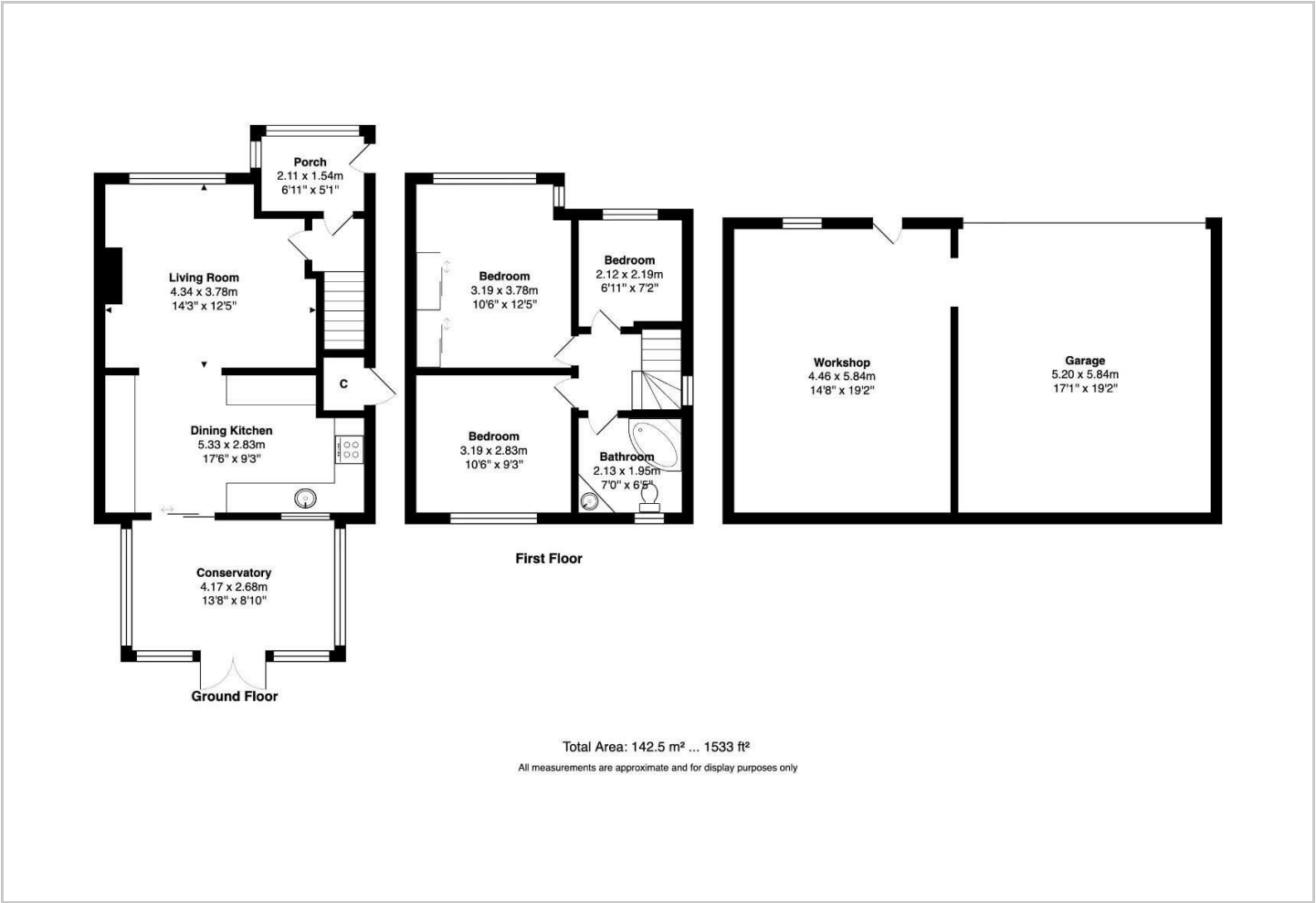
Hybrid Map



Terrain Map



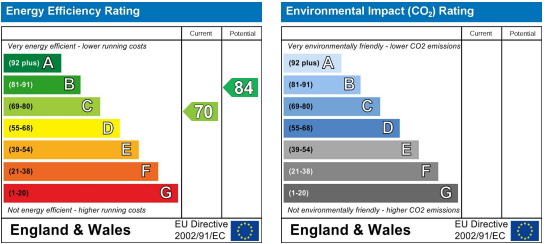
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.