



## 1 Wellstone Gardens Leeds



## 3 Bedroom House - Semi-Detached £185,000

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
Tel: 0113 231 1033  
Fax: 0113 203 8333

**Web Site**  
[www.kathwells.com](http://www.kathwells.com)

**email**  
[sales@kathwells.com](mailto:sales@kathwells.com)

# 1 Wellstone Gardens, Bramley, Leeds, West Yorkshire, LS13 4EF

## GROUND FLOOR:

### Entrance Hallway:

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

### Fitted Kitchen:



Double glazed window, part glazed side door, a range of fitted wall, drawer & base units, work surfaces, electric hob, eye level oven / grill, an inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer

### Living Room / Dining Room:



Double glazed window, central heating radiator, television point, a fireplace and hearth, ample space for a range of living room & dining room furniture

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation, access to a loft space

### Bedroom One:



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

### Bedroom Two:



Double glazed window, central heating radiator

### Bedroom Three:



Double glazed window, central heating radiator

### Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath, a glazed shower cubicle with a plumbed shower above, low flush WC, wash basin, central heating radiator

## TO THE OUTSIDE:

### Gardens:



The front garden is mainly laid to lawn and benefits from being fully enclosed. The rear garden is paved and also fully enclosed by fencing.



**Driveway / Off Street Parking:**



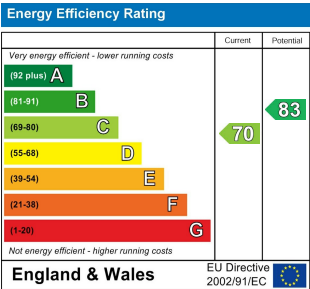
A driveway to the front of the property provides useful off street parking for one family sized car

**EPC Link:**

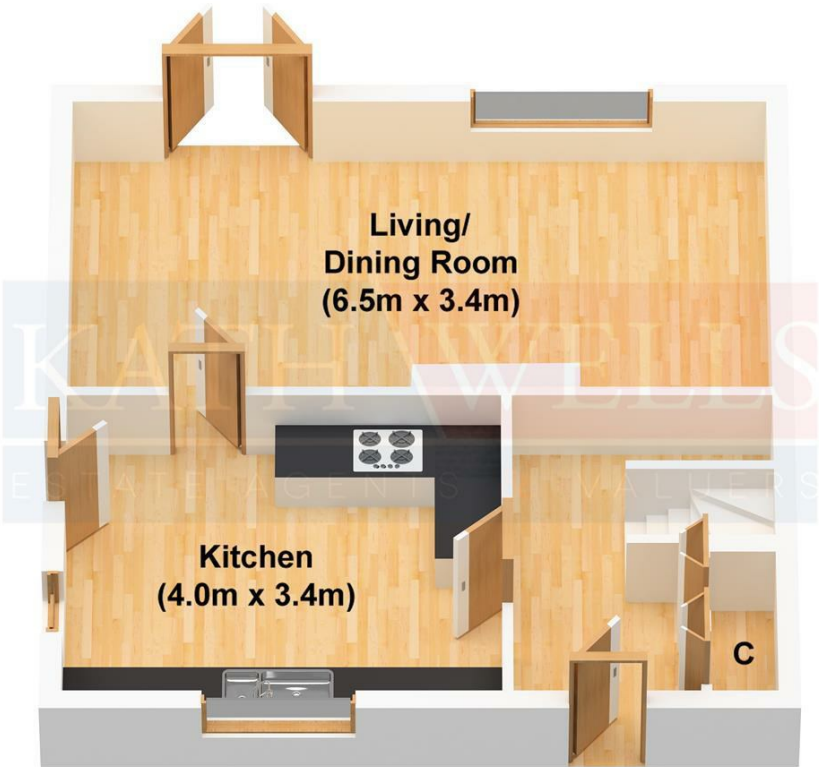
<https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2823-9490-2895-4505>

**Council Tax Band & EPC Rating:**

Council Tax Band: A / EPC Rating: C



Ground Floor



First Floor

