



6 St Bartholomews Close Leeds



3 Bedroom House - End Town House £165,000

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

6 St Bartholomews Close, Leeds, West Yorkshire, LS12 1SQ

GROUND FLOOR:

Entrance Hallway:



Access via a part glazed front entrance door, stairs rising to the first floor, central heating radiator

Living Room:



Double glazed sliding door giving access to the conservatory / sun room, television point, a gas wall mounted fire,

Dining Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooker point, an inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, ample space for a dining table & chairs, central heating radiator

Conservatory:



Access to the rear garden via part glazed French doors, ample space for a dining table and chairs or a home office

TO THE FIRST FLOOR:

Landing:

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

Bedroom One:



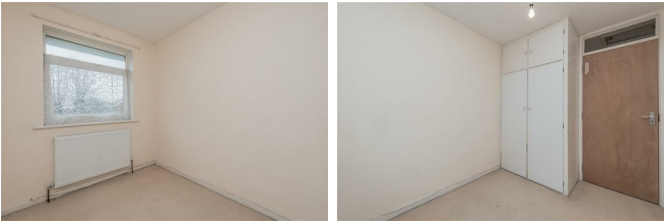
Double glazed window, central heating radiator, built in wardrobe / storage

Bedroom Two:



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

Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC:



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

TO THE OUTSIDE:

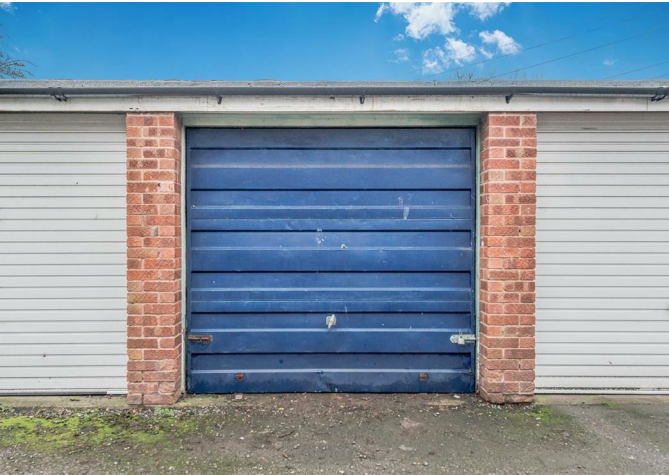


Gardens:



The rear garden is a good size, laid to lawn and is fully enclosed by fencing. The front garden is paved and low maintenance and is adjacent to the garage.

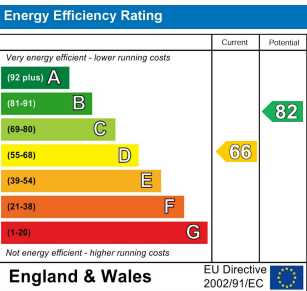
Garage:



Adjacent to the property is a single garage which can be used as parking or a useful space for storage

EPC / Council Tax Band:

EPC Rating: D / Council Tax Band: A



Ground Floor



First Floor

