

# HUNTERS<sup>®</sup>

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## Waveney Road

Lower Wortley, Leeds, LS12 4EY

Asking Price £245,000



Council Tax: B



# 2 Waveney Road

Lower Wortley, Leeds, LS12 4EY

## Asking Price £245,000



- Ideal for families and first-time buyers
- Popular Lower Wortley location
- Two spacious reception rooms
- Dining room with garden access
- Two double bedrooms plus single
- Main bedroom with bay window
- Modern fully tiled bathroom
- Off-street parking included
- Excellent transport links to Leeds

This charming three-bedroom semi-detached home is offered for sale within the popular area of Lower Wortley. With a welcoming feel throughout, the property is well-suited to first-time buyers, growing families and anyone looking for a comfortable home with well-balanced living space, attractive gardens and off-street parking.

The ground floor offers two inviting RECEPTION ROOMS, giving the home a flexible and practical layout. The main LIVING ROOM is a bright and comfortable space, enhanced by a lovely bay window which draws in plenty of natural light, together with a feature fireplace that creates a pleasant focal point. The second reception room is currently used as a DINING ROOM and enjoys a pleasant outlook over the garden. Sliding doors open directly outside, creating a lovely connection between the house and garden, and making this a great space for everyday dining, entertaining or simply enjoying the view across the rear.

The modern KITCHEN is practical and well-lit, with fitted units, integrated appliances, space for further freestanding appliances and a useful store cupboard. There is also direct access out to the rear, making the kitchen convenient for day-to-day use and ideal when making the most of the garden during the warmer months.

To the first floor, the property provides THREE BEDROOMS, including two doubles and a further single bedroom. The MAIN BEDROOM is a bright and comfortable double, complete with a bay window and wardrobes, offering excellent storage while keeping the room feeling spacious. The SECOND BEDROOM enjoys a rear-facing outlook and benefits from storage, while the THIRD BEDROOM would make an ideal child's room, nursery, home office or dressing room.

The BATHROOM is finished with a fully tiled design and includes a shower cubicle, floating vanity sink, heated towel radiator, fitted mirror and frosted window, creating a clean and practical space.

Externally, the property continues to impress, with gardens to both the front and rear. The front garden helps set the home back from the roadside and gives the property pleasant kerb appeal, while the rear garden provides a private outdoor space to enjoy, whether for children, pets, summer dining or simply relaxing. Parking is also available, adding further everyday convenience, and the property also benefits from an EV charging point.

Lower Wortley remains a popular and well-established residential location, with a good range of local amenities, schools, green spaces and everyday facilities close by. The area is well placed for buyers wanting a friendly residential setting with practical access to surrounding districts, making this a lovely home with broad appeal.

## KITCHEN

13'4" x 8'7" (4.08m x 2.64m)

## LIVING ROOM

14'6" x 11'0" (4.44m x 3.36m)

## SITTING/DINING ROOM

11'0" x 8'7" (3.36m x 2.64m)

## HALLWAY

10'11" x 5'8" (3.33m x 1.73m)

## BEDROOM ONE

13'5" x 7'10" (4.10m x 2.40m)

## BEDROOM TWO

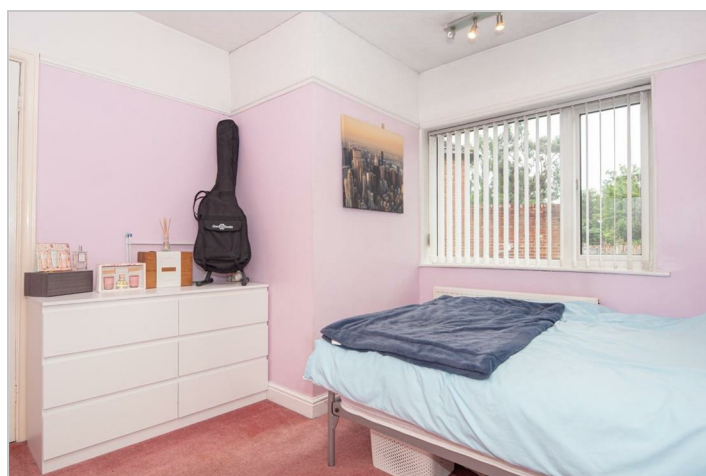
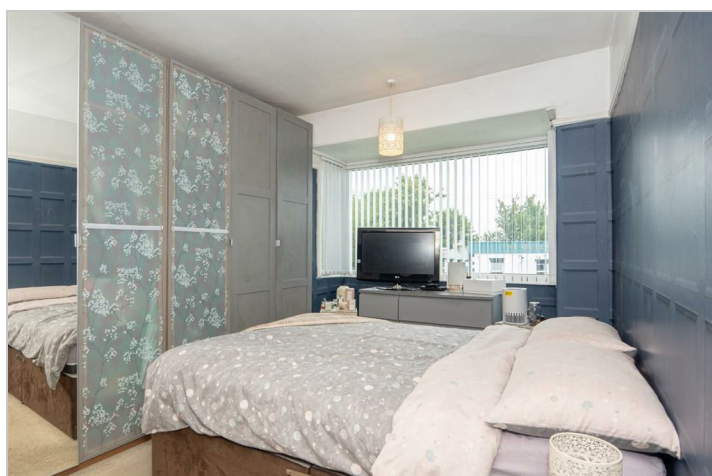
9'10" x 9'8" (3.02m x 2.96m)

## BEDROOM THREE

8'9" x 6'8" (2.68m x 2.05m)

## BATHROOM

9'0" x 6'7" (2.75m x 2.02m)



Road Map



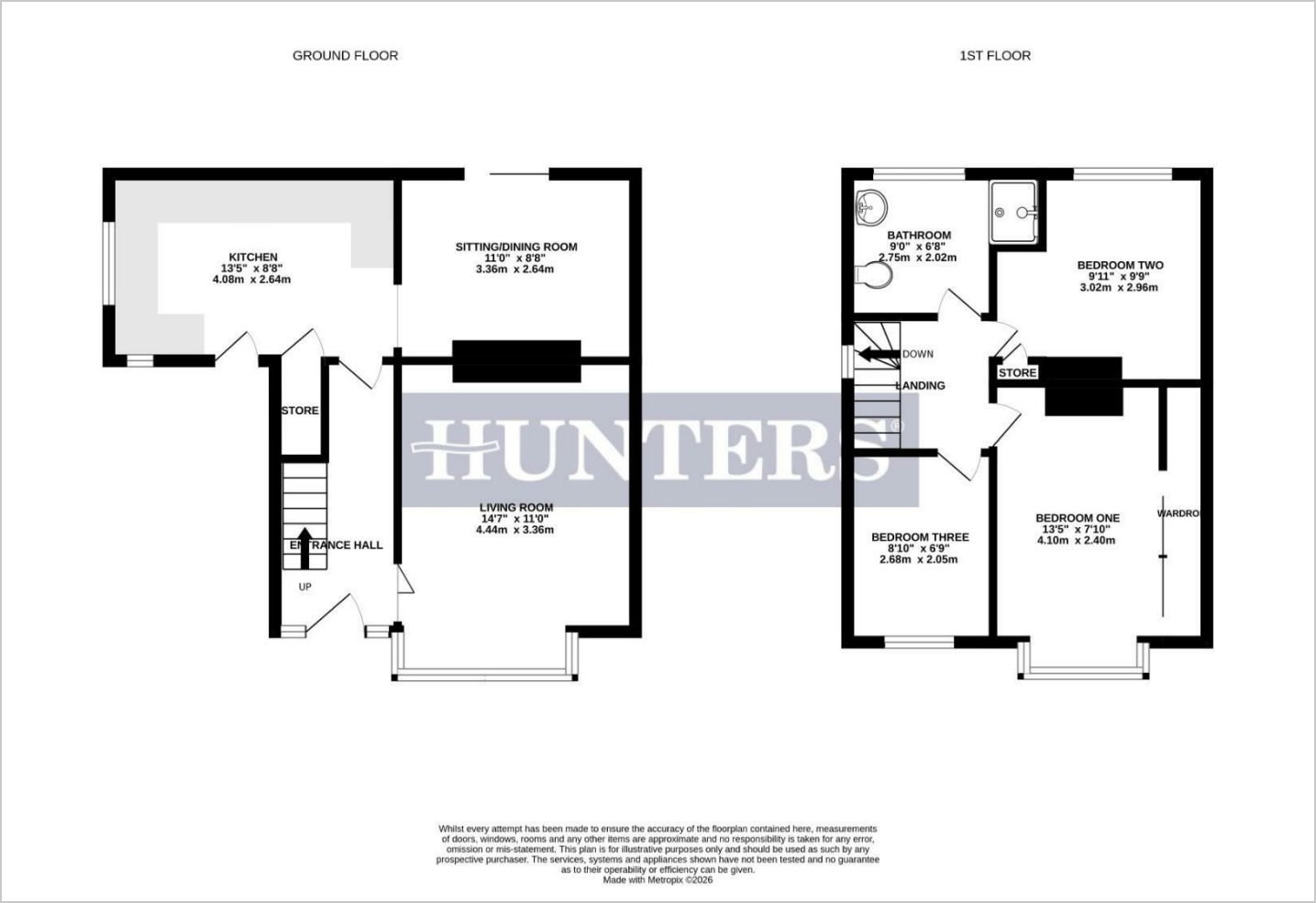
Hybrid Map



Terrain Map



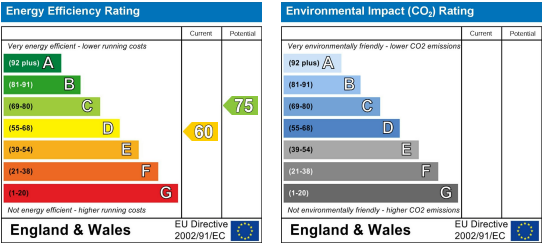
Floor Plan



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.