



9 Windmill Court Leeds



3 Bedroom House - Semi-Detached £260,000

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Leeds
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9 Windmill Court, Lower Wortley, Leeds, West Yorkshire, LS12 4WB

Landing:

GROUND FLOOR:

Hallway:

Access via a composite front entrance door, central heating radiator, double glazed window

Cloakroom / WC:



Double glazed window, a modern white suite comprising of a low flush WC, wash basin, central heating radiator

Living Room:



Double glazed window, television and telephone points, central heating radiators, stairs rising to the first floor

Fitted Breakfast / Dining Room:



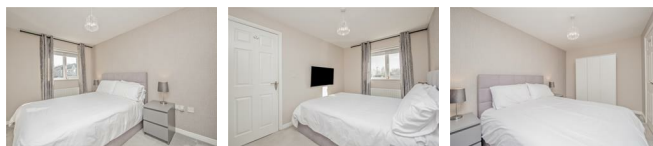
Double glazed window, double glazed French doors opening onto the rear garden, a modern range of fitted wall, drawer & base units, work surfaces, breakfast bar, plumbing for an automatic washing machine, space for an American style fridge / freezer, an inset 1 1/4 bowl sink and drainer, eye level electric double oven / grill, electric hob with a modern extractor above, under-stairs storage cupboard, modern vertical central heating radiator

FIRST FLOOR:



Access to the first floor accommodation, access to an insulated and part boarded loft space via a pull down loft ladder, storage / linen cupboard

Bedroom One:



Double glazed window, central heating radiator, television point

Bedroom Two:



Double glazed window, central heating radiator, television point

Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a shower over, low flush WC, wash basin, inset ceiling lighting, extractor fan

TO THE OUTSIDE:



Gardens:



The front garden is open plan and has a lawn. The rear garden is a good size, private and enclosed and benefits from having a lawn, a paved patio / seating area, external lighting & power points, an outside tap, and some planting. In addition to a good sized garden there is a large GARDEN ROOM

Garden Room / Home Office / Play Room:



A large double fronted 'cabin' with two windows, power & light; this room could be used as a home office / playroom / summer house / workshop

Off Street Parking / Driveway:

A large driveway provides useful off street parking for several cars.

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2010-7950-7070-6294-1791>

EPC Rating & Council Tax Band:

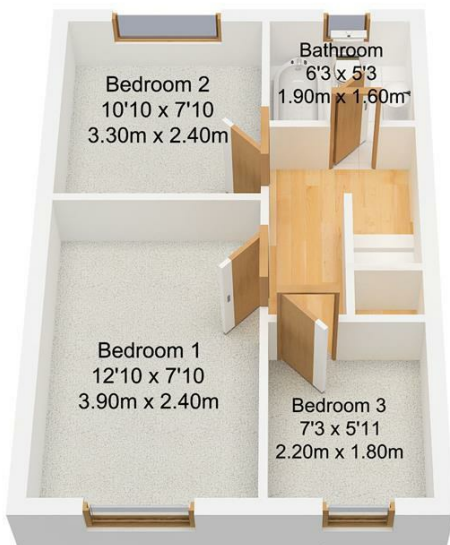
EPC Rating: C / Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Floor Plan



Ground Floor
Approx. 31.18 sqm.
(335.61 sqft.)



First Floor
Approx. 29.48 sqm.
(317.32 sqft.)