KATH | WELLS

ESTATE AGENTS & VALUERS

4 Kellett Lane
Leeds

3 Bedroom House - Townhouse
£189,995

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4 Kellett Lane, Wortley, Leeds, West Yorkshire, LS12 4SJ

GROUND FLOOR:

Porch:
A part glazed entrance porch, an ideal space for coats and boots

Hallway:
Access via a front entrance door, stairs rising to the first floor

Living Room:

Double glazed bay window, central heating radiator, an ornate fireplace and hearth with a coal effect electric fire,

Fitted Breakfast Kitchen:

A range of fitted wall, drawer & base units, work surfaces, glazed display cabinets, eye level oven, gas hob with an extractor above, an inset sink and drainer, plumbing for an automatic washing machine, space for a fridge / freezer, space for a breakfast table

Dining / Sitting Room:

Double glazed patio doors opening onto the rear garden, tiled flooring, space for a dining table and chairs and a sofa

FIRST FLOOR:

Landing:
Access to the first floor accommodation, access to a boarded and insulated loft space

Bedroom One:

Double glazed window, a range of fitted wardrobes / storage

Bedroom Two:

Double glazed window, a range of fitted wardrobes / storage

Bedroom Three:

Double glazed window

Shower / Wet Room & WC:

Double glazed window, a shower area, wash basin, low flush WC, tiled walls

TO THE OUTSIDE:

Gardens:

An enclosed low maintenance front garden with a wrought iron garden gate. The rear garden has a paved patio / seating area, a lawn, planted shrubs / small trees, and a garden shed

Off Street Parking / Single Garage:

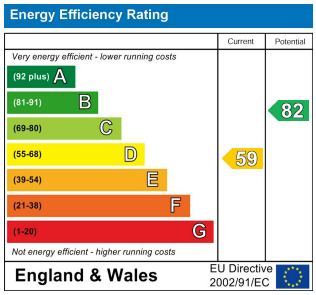
A detached single garage is located at the rear of the property providing off street parking and / or storage

Council Tax Band & EPC Rating:

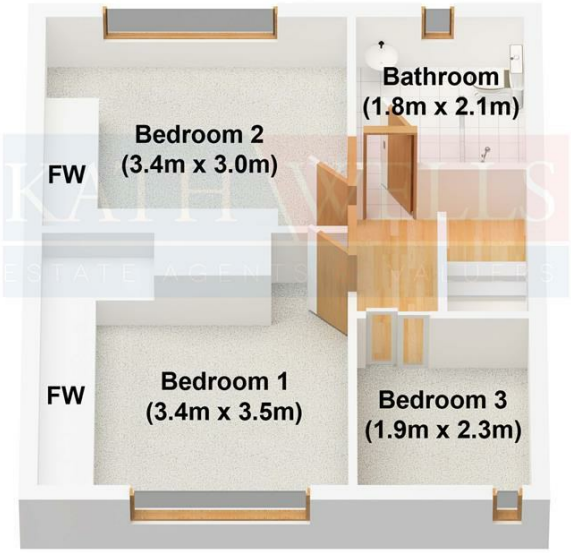
Council Tax Band: B / EPC Rating: D

EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/2000-3817-6060-6203-7705



Floor Plan

Ground Floor

First Floor