

KATH WELLS

ESTATE AGENTS & VALUERS

1 Forge Row Leeds



2 Bedroom Cottage - Terraced £210,000

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1 Forge Row, New Farnley, Leeds, West Yorkshire, LS12 5DN

GROUND FLOOR:

Fitted Dining Kitchen:

15'11" x 10'10"



Access via a part glazed front entrance door, double glazed window, a range of modern fitted wall, drawer & base units, work surfaces, an electric four ring hob with an extractor hood above, built under oven / grill, an inset sink, a range of integral kitchen appliances (fridge / freezer, automatic washing machine, dishwasher), a kitchen island, access to the cellar

Living Room:

16'00" x 14'00" (To Alcove)



Double glazed French door giving access to the rear garden, double glazed window, central heating radiator, television point (a well presented media wall), ample space for a range of living room furniture

FIRST FLOOR:

Landing:

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

Bedroom One:

14'00" x 16'01"



Double glazed window, central heating radiator, built in single wardrobe

Bedroom Two:

10'05" x 10'02"



Double glazed window, central heating radiator

Bathroom / WC:

8'04" x 7'06" approx



Double glazed window, a modern suite comprising of a panelled bath with a plumbed shower above, wash basin set into a vanity unit, low flush WC, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:



Gardens:



To the rear there is a fully enclosed garden which has a decked seating area, an artificial lawn, external lighting, and access to the garage. To the front there is a low maintenance garden area.

Garage:

A single garage provides useful off street parking / storage; the garage has an up and over door, power & lighting, and a door giving access to the rear garden.

Council Tax Band & EPC Link::

Council Tax Band: B / EPC Rating: D

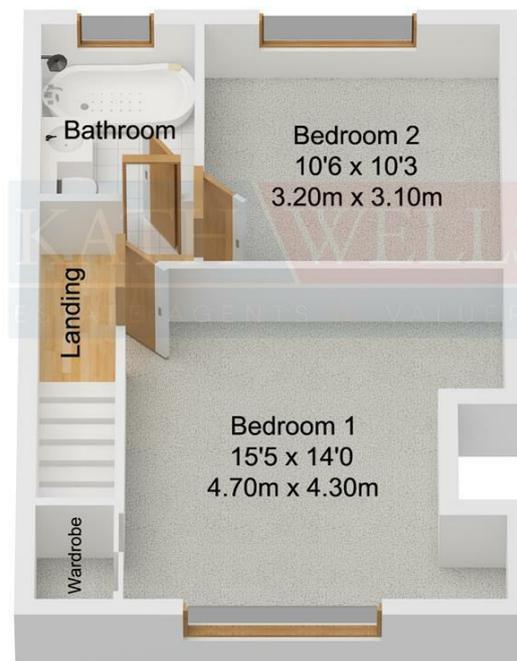
<https://find-energy-certificate.service.gov.uk/energy-certificate/0978-3018-6242-4445-0954>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Floor Plan



Ground Floor
Approx. 34.40 sqm.
(370.00 sqft.)



First Floor
Approx. 34.20 sqm.
(368.00 sqft.)