

KATH WELLS

ESTATE AGENTS & VALUERS

10 Wellington Mount Leeds



3 Bedroom House - Mid Terrace £180,000

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GROUND FLOOR:

Living Room:



Access via a part glazed front entrance door, double glazed window, stairs rising to the first floor, ample space for a range of living room furniture

Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooker point, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, access to the cellar

Cellar:



A good space for storage

FIRST FLOOR:

Landing:

Access to the first floor accommodation, stairs rising to the second floor

Bedroom One:



Double glazed window, a good sized double bedroom

Shower Room / WC:



Double glazed window, a good size suite comprising of a glazed cubicle with an electric shower above, low flush WC, wash basin, storage cupboard

SECOND FLOOR:

Landing:

Access to the second floor

Bedroom Two:



Double glazed window, ample space for bedroom furniture

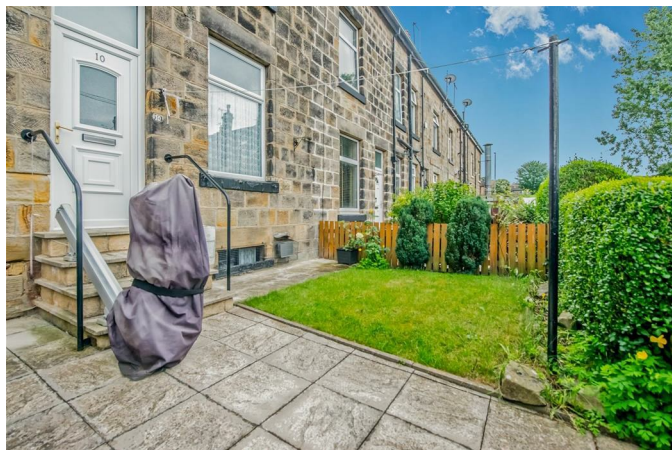
Bedroom Three:



Double glazed window, fitted wardrobes

TO THE OUTSIDE:

Garden:



To the front of the property, there is a garden which is low maintenance & fully enclosed

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: F

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/3905-5216-2002-0206-7902>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		37	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



Second Floor

First Floor

