

## **45 Benson Gardens Leeds**



**3 Bedroom House - End Town House  
£190,000**

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
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# 45 Benson Gardens, Wortley, Leeds, West Yorkshire, LS12 4LA

## GROUND FLOOR:

### Hallway / Porch:

Access via a part glazed front entrance door

### Living Room:



Double glazed window, fireplace and hearth with a living flame gas fire, television point, open plan stairs rising to the first floor, inset ceiling lights, central heating radiator

### Fitted Dining Kitchen:



Double glazed window, double glazed French doors opening onto the rear garden, a recently fitted modern range of fitted wall, drawer & base units, work surfaces, built-under electric oven / grill, gas hob, extractor hood, an inset stainless steel sink and drainer, space for a fridge / freezer, plumbing for an automatic washing machine, ample space for a dining table and chairs, under-stairs storage cupboard / pantry, central heating radiator

## FIRST FLOOR:

### Landing:

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

### Bedroom One:



Double glazed window, central heating radiator, a good sized double bedroom

### Bedroom Two:



Double glazed window, central heating radiator, a good sized double bedroom

### Bedroom Three:



Double glazed window, central heating radiator, a good sized single bedroom

### Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with an electric shower above, wash basin, low flush WC, central heating radiator

### TO THE OUTSIDE:

## Gardens:



The front garden is semi open plan and mainly low maintenance. The rear garden is enclosed and has a patio / seating area and an artificial lawn

## Parking / Garage plot

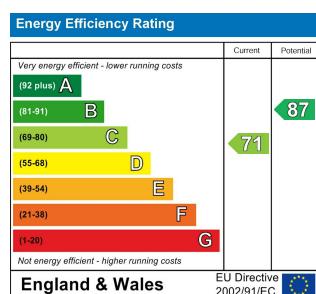
Shared Driveway leading to a garage space:

## EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8238-7925-5250-2750-9996>

## Council Tax Band & EPC Rating:

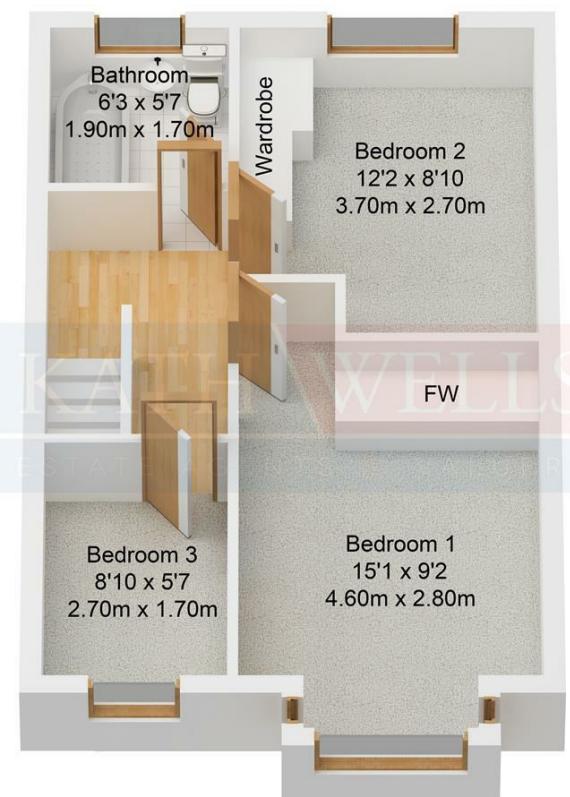
Council Tax Band: B / EPC Rating: C



## Floor Plan



Ground Floor  
Approx. 37.16 sqm.  
(399.98 sqft.)



First Floor  
Approx. 36.38 sqm.  
(391.59 sqft.)