



78 Green Hill Lane Leeds



3 Bedroom House - Detached £300,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

Web Site
www.kathwells.com

email
sales@kathwells.com

78 Green Hill Lane, Wortley, Leeds, West Yorkshire, LS12 4HG

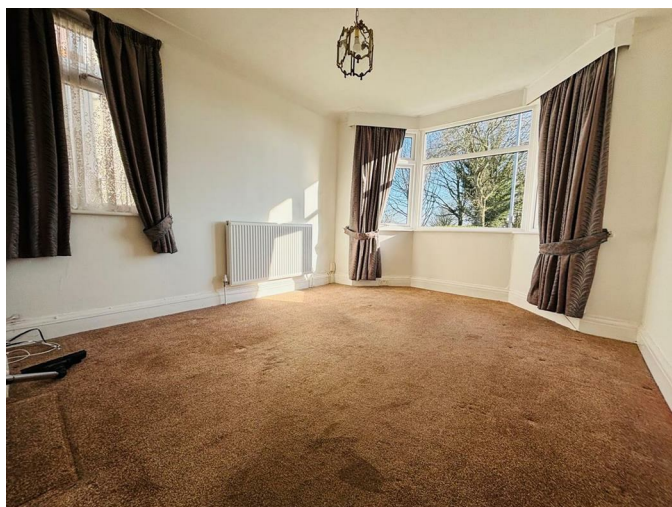
GROUND FLOOR

Hallway:



Entrance via a front entrance door, stairs rising to the first floor accommodation, central heating radiator,.

Living Room:



Double glazed bay window, Fireplace, television point, central heating radiator, ample space for living room furniture

Dining Room:



Double glazed bay window, central heating radiator, fireplace, ample space for a dining table & chairs

Fitted Kitchen:



Double glazed window, rear door giving access to the rear garden, a range of fitted wall, drawer & base units, work surfaces, electric oven and hob with extractor hood over, inset sink & drainer, ample space for an under counter fridge & freezer, plumbing for an automatic washing machine.

Guest WC:



Double glazed window, low flush WC, Pedestal sink, storage cupboard housing electricity consumer unit.

FIRST FLOOR:

Landing:



Double glazed window to rear, access to loft.

Bedroom One:



Double glazed window to front elevation with long reaching views, central heating radiator.

Bedroom Two:



Double glazed window to the front elevation, long reaching views, central heating radiator.

Bedroom Three:



Double glazed window to the front elevation, central heating radiator, sliding door into hallway.

Shower Room:



Double glazed window to the rear, electric shower, rail and handles, storage cupboard, this is a full wet room, pedestal hand wash basin. fully tiled.

Separate WC:



Double glazed window, low flush WC.

TO THE OUTSIDE:



Gardens:



To the front elevation access via shared drive. Spacious garden with evergreen hedging border, lawn and patio leading to front door. To the rear a large garden with patio area, lawns and established trees, gazebo and access to garden shed which has power.

Driveway / Garage:



Shared driveway with access to garden shed with power

Park Views adjacent To The Property:



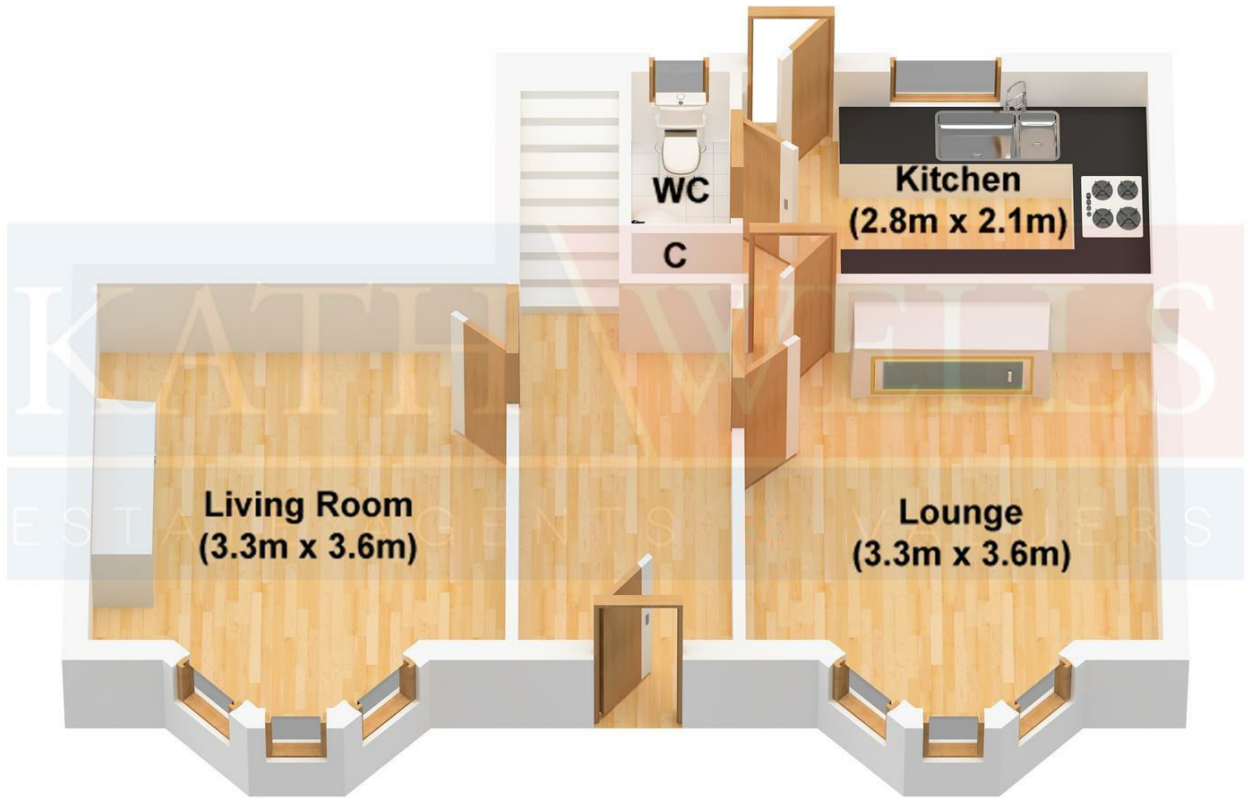
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2080-6902-1060-4200-2795>

Council Tax Band and EPC Rating:

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	78
(69-80) C	
(55-68) D	66
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Ground Floor



First Floor

