

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Highfield Garth

Wortley, Leeds, LS12 4UA

£160,000



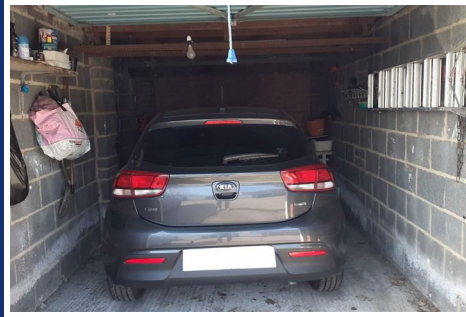
Council Tax: B



# 3 Highfield Garth

Wortley, Leeds, LS12 4UA

£160,000



- Mid through terraced
- No onward chain sale
- Two double bedrooms with storage
- Ideal for first-time buyers
- Separate dining kitchen with garden access
- Low-maintenance front and rear gardens
- Single garage close to property
- Walk-in shower bathroom
- Close to shops and supermarkets
- Scope to modernise and add value

This two-bedroom terraced house is offered for sale with no chain involved and represents a good opportunity for first-time buyers and investors. Situated in Wortley, Leeds, the property benefits from access to local amenities, green spaces and established commuting routes into Leeds city centre.

The ground floor comprises a LIVING room with laminated wood flooring, front porch access and a staircase leading to the first floor. The separate KITCHEN/Diner provides dining space, ample storage options, an integrated oven and hob, and direct access to the rear garden.

Upstairs, there are two DOUBLE SIZED bedrooms. Bedroom one includes over stair storage, while bedroom two features built-in wardrobes. The BATHROOM is fitted with a walk-in shower, toilet, sink and frosted window.

Externally, the front offers a low-maintenance garden area with easy access to a single garage located close by. The rear is also low maintenance and includes a garden shed, providing useful storage. The house would benefit from modernising, offering potential to improve and add value.

Wortley is well placed for access to Leeds city centre, with regular bus services running along nearby routes, typically reaching the centre in around 15–20 minutes, depending on traffic. Leeds railway station offers onward services to destinations including Manchester, York and London. The area provides a choice of local shops, supermarkets and cafés, with nearby parks, walking and cycling routes supporting an active lifestyle and convenient daily living.

### KITCHEN/DINER

13'3" x 11'11" (4.06m x 3.65m)

### LIVING ROOM

13'6" x 11'11" (4.14m x 3.65m)

### BEDROOM ONE

11'11" x 11'1" (3.65m x 3.40m)

### BEDROOM TWO

10'4" x 6'5" (3.17m x 1.98m)

### BATHROOM

7'4" x 4'11" (2.24m x 1.50m)



## Road Map



## Hybrid Map



## Terrain Map



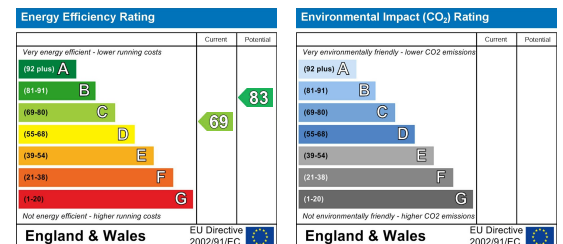
## Floor Plan



## Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.