



9 Green Hill Close Leeds



3 Bedroom House - Semi-Detached £300,000

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9 Green Hill Close, Leeds, LS12 3QQ

GROUND FLOOR:

Entrance Hallway:



Access via a part glazed front entrance door, central heating radiator, stairs rising to the first floor

Living Room / Dining Room:



Double glazed window, double glazed sliding door, fire place & hearth, central heating radiator, ample space for a range of living & dining room furniture

Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, a freestanding gas hob with a built under oven / grill, extractor above, an inset sink & drainer, ample space for a fridge / freezer

Utility Room:



Double glazed window, plumbing for an automatic washing machine, a side door giving access to the rear

FIRST FLOOR:

Landing:



Double glazed window, access to the first floor accommodation, access to a boarded off space, large storage cupboard

Bedroom One:



Double glazed window, central heating radiator, fitted wardrobes, television point

Bedroom Two:



Double glazed window, central heating radiator, ample space for a range of bedroom furniture

Bedroom Three:



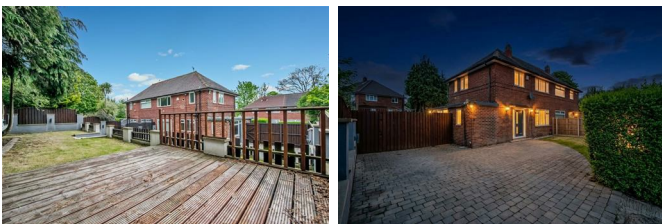
Double glazed window, central heating radiator, fitted wardrobes

Bathroom / WC:



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

TO THE OUTSIDE:



Gardens Front & Rear:



To the front of the property, there is a good sized lawn which is enclosed by hedging. The rear garden is tiered and is a great size comprising of a paved patio, a lawn & has outdoor lighting.

Off Street Parking / Driveway:



A driveway provides useful off street parking for Three family sized cars

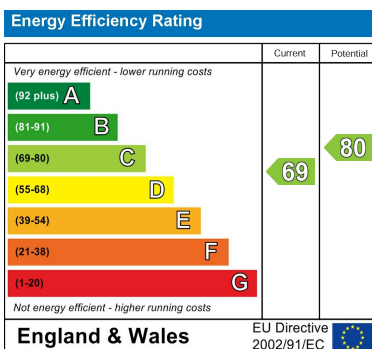
Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: C

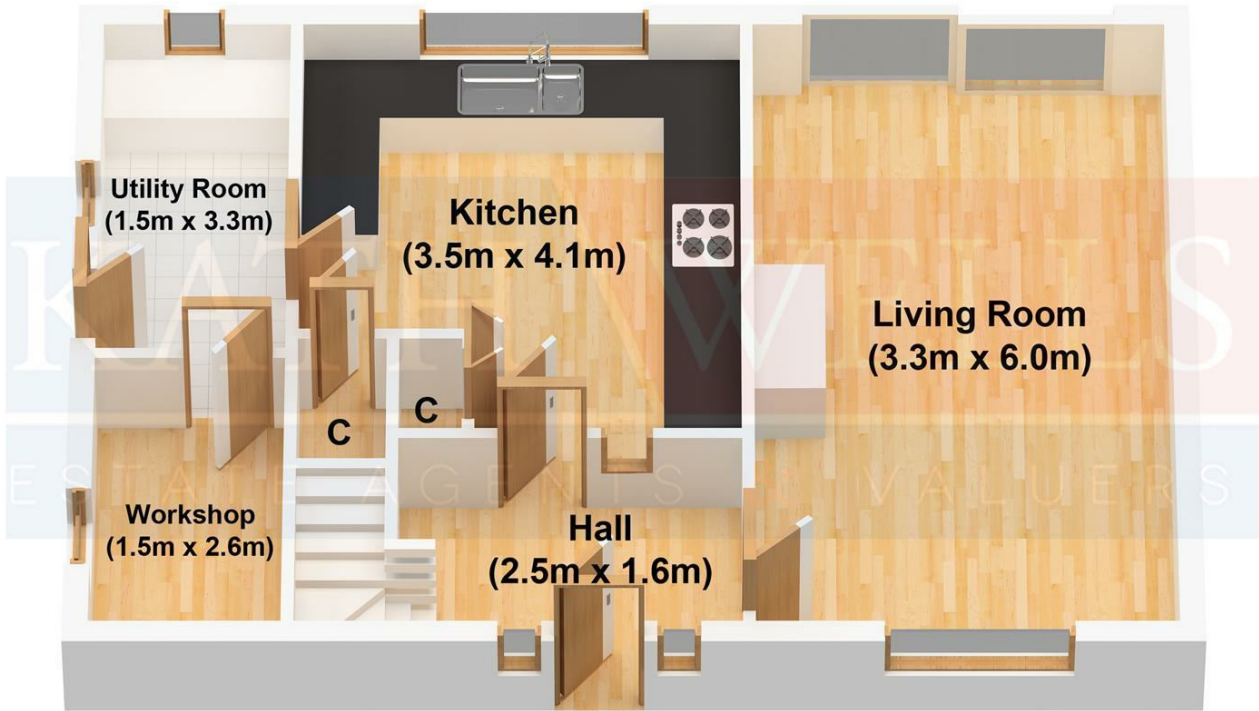
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/6206-5266-4002-0205-7202>

Energy Efficiency Graph



Ground Floor



First Floor

