



42 Mistress Lane Leeds



4 Bedroom House - End Terrace £199,995

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

42 Mistress Lane, Leeds, West Yorkshire, LS12 2HL

GROUND FLOOR:

Hallway:

Access via a front entrance door, stairs rising to the first floor, stairlift

Through Living Room:



Double glazed windows to two aspects, fireplace and hearth with an electric fire, central heating radiators, built-in storage to the chimney alcoves

Rear Hallway & Storage Room:

External door giving access to the rear of the property / a sun room, central heating radiator, access to a large storage area with further access to an under-stairs cupboard

Sun Room:



A glazed sun room with access to a storage area

Cloakroom / WC:

Low flush WC

Kitchen:



Double glazed window, a range of wall, drawer & base cabinets with work surfaces above, breakfast bar, gas hob, double oven, plumbing for an automatic washing machine, space for a fridge / freezer, central heating radiator, inset sink and drainer

Dining Room:



Double glazed window, a part glazed external door giving access to the front of the property, laminated flooring, central heating radiator

FIRST FLOOR:

Landing:

Access to the first floor accommodation

Bedroom One:



Double glazed windows to the front and rear elevations, two central heating radiators, a spacious room.

Bedroom Two:



Double glazed window, central heating radiator, fitted wardrobes

Bedroom Three:



Double glazed window, central heating radiator

Bedroom Four:



Double glazed window

Bathroom / WC:



Double glazed window, a three piece bathroom suite

TO THE OUTSIDE:

Gardens:



The front garden is partly low maintenance and has some planting. The rear garden is mainly low maintenance and has access to a large garage / storage shed / workshop which is in need of full repair / demolition

EPC Link:

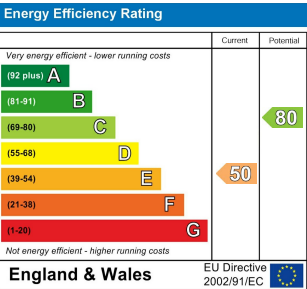
<https://find-energy-certificate.service.gov.uk/energy-certificate/0033-0207-4004-3112-2304?print=true>

Off Street Parking:

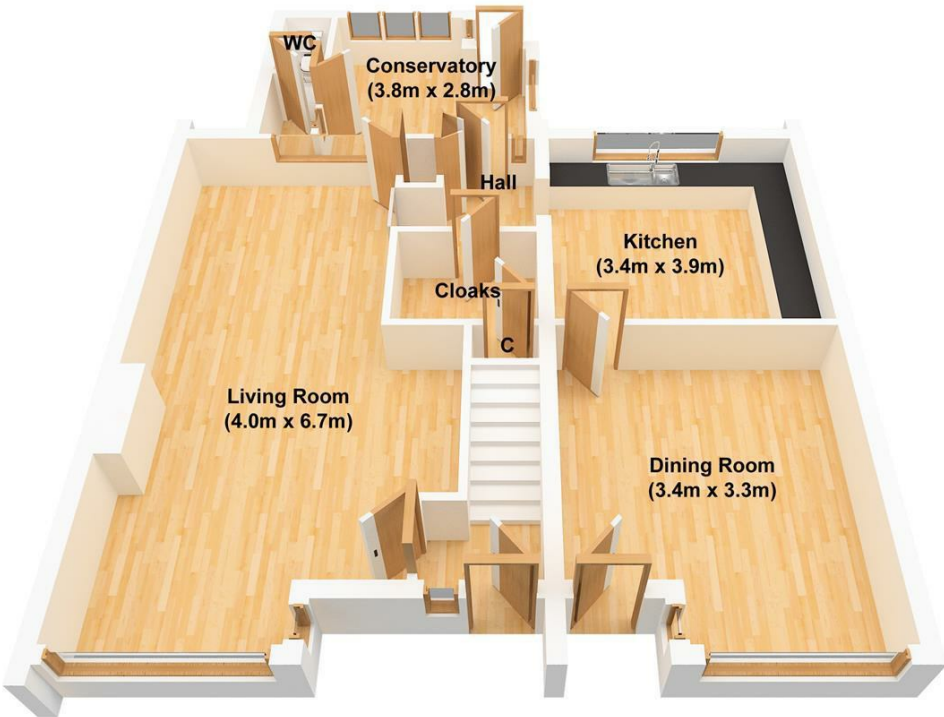
A driveway provides useful off street parking for two cars

Council Tax Band & EPC Rating

Council Tax Band: C / EPC Rating: E



Ground Floor



First Floor

