

KATH | WELLS

ESTATE AGENTS & VALUERS

14 Conference Road Leeds



4 Bedroom House - Terraced £160,000

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

14 Conference Road, Armley, Leeds, West Yorkshire, LS12 3DX

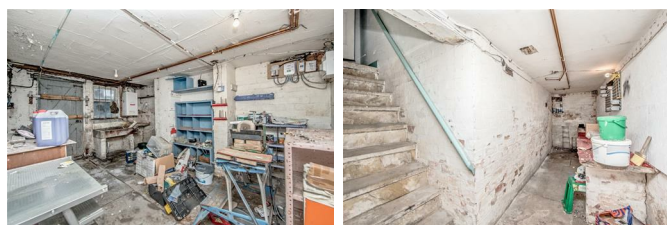
GROUND FLOOR:

Fitted Dining Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, electric hob, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, storage cupboard, access to the cellar, ample space for a dining table & chairs

Cellar:



A good sized storage space

Inner Hallway:

Stairs rising to the first floor accommodation, access to the rear via a part glazed external door

Living Room:



Double glazed window, central heating radiator, a good sized living area with ample space for furniture

FIRST FLOOR:

Landing:

Access to the first floor accommodation, stairs rising to the second floor, central heating radiator

Bedroom One:



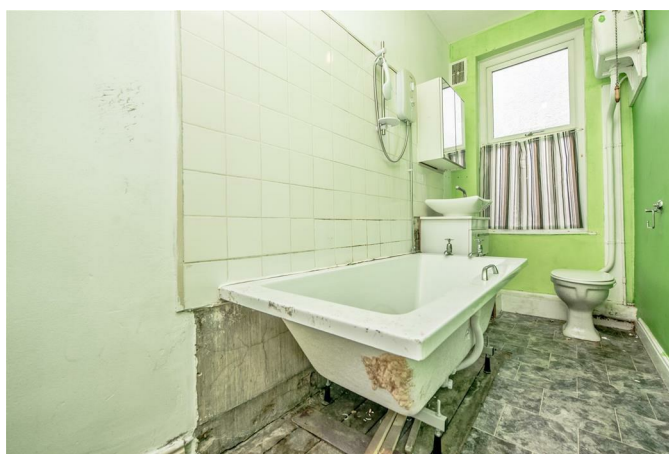
Double glazed window, storage cupboard / wardrobe, central heating radiator

Bedroom Four:



Double glazed window, fitted wardrobe, central heating radiator

Bathroom / WC:



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

SECOND FLOOR:

Landing:

Access to the second floor

Bedroom Two:



Double glazed Velux window, a good sized double bedroom

Bedroom Three:



Double glazed Velux window

TO THE OUTSIDE:



Gardens:



The front of the property is fully paved & enclosed.
The rear garden is a good size and is also paved & fully enclosed

EPC Rating & Council Tax Band:

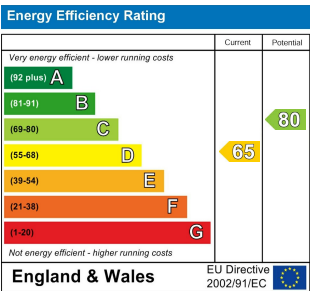
Council Tax Band: A / EPC Rating: D

EPC Link:

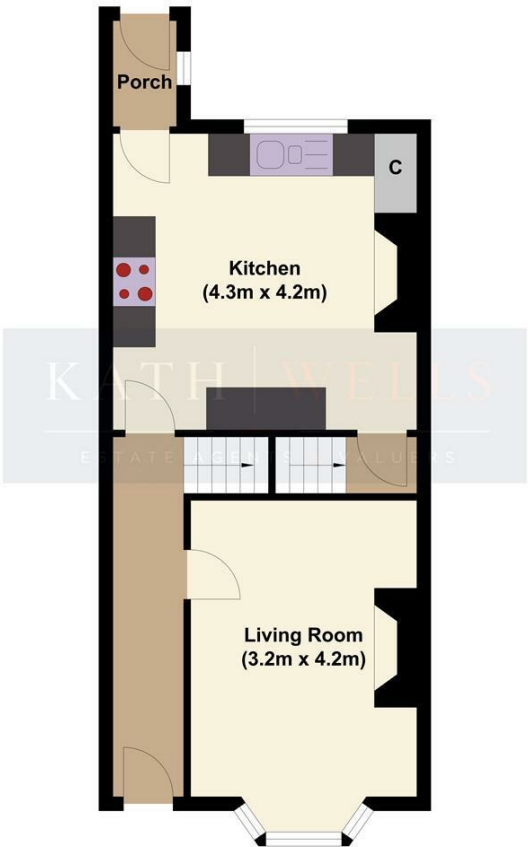
<https://find-energy-certificate.service.gov.uk/energy-certificate/2040-4608-7060-2202-0721>

Anti-Money Laundering (AML) Checks:

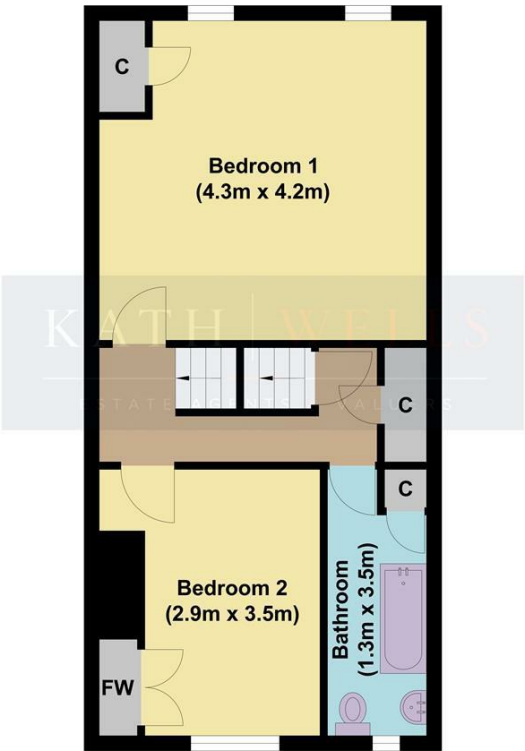
By law, we must carry out Anti-Money Laundering (AML) checks to verify the identity of all buyers once an offer has been accepted. The cost is £35.00 plus VAT (£42.00 total) per buyer, and this fee is payable when your offer is accepted. These checks are a legal requirement for all purchasers.



Ground Floor



First Floor



Second Floor

