

## 12 Wheelwright Close Leeds



### 3 Bedroom House - Detached £290,000

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
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# 12 Wheelwright Close, Leeds, West Yorkshire, LS12 4UP

## GROUND FLOOR:

### Entrance Vestibule:

Access via a part glazed front entrance door, double glazed window

### Hallway:

Stairs rising to the first floor, central heating radiator

### Dining Room:



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

### Living Room:



Double glazed window, central heating radiator, fire place & hearth, ample space for living room furniture

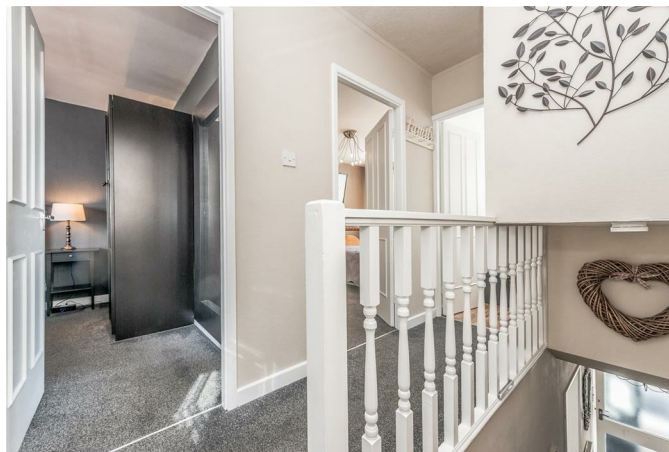
### Fitted Breakfast Kitchen:



Part glazed rear door, double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas hob, extractor hood above, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, an integrated breakfast counter, storage cupboard

## FIRST FLOOR:

## Landing:



Double glazed window, access to the first floor accommodation & loft space, storage cupboard

## Bedroom One:



Double glazed window, central heating radiator, a good sized double bedroom

## Bedroom Two:



Double glazed window, central heating radiator

## Bedroom Three:



Double glazed window, central heating radiator

**Bathroom / WC:**



A modern white suite comprising of a panelled bath, low flush WC, wash basin, ladder style central heating radiator / towel warmer

**TO THE OUTSIDE:**



**Gardens:**



This property has gardens to the front, side & rear. The front garden is low maintenance & fully enclosed. The side garden has a decked patio & is also enclosed. The rear garden is also low maintenance & has an artificial lawn

**Off Street Parking / Driveway:**



A driveway to the front of the property provides useful off street parking for two cars.

**Council Tax Band & EPC Rating:**

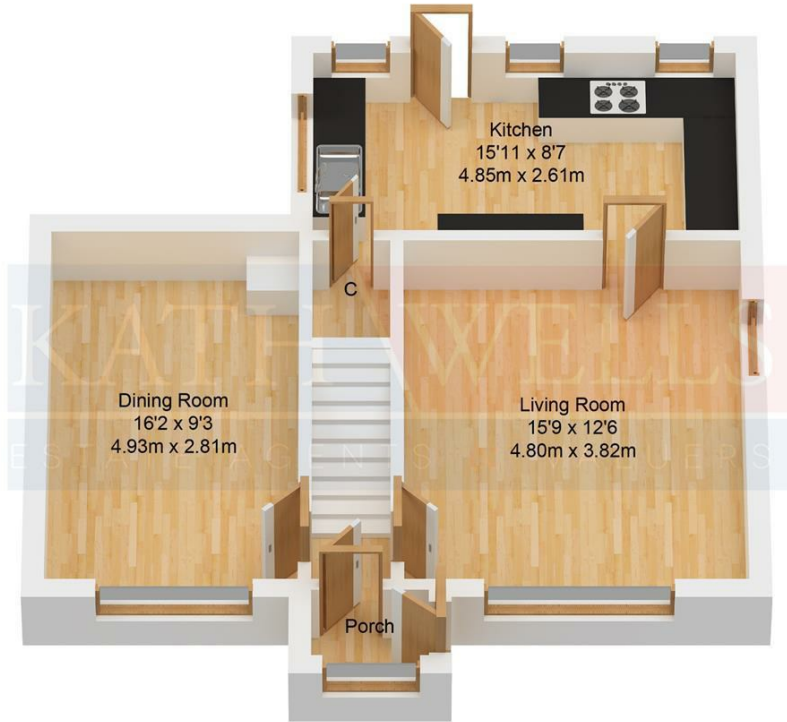
Council Tax Band: C / EPC Rating: C

**EPC Link:**

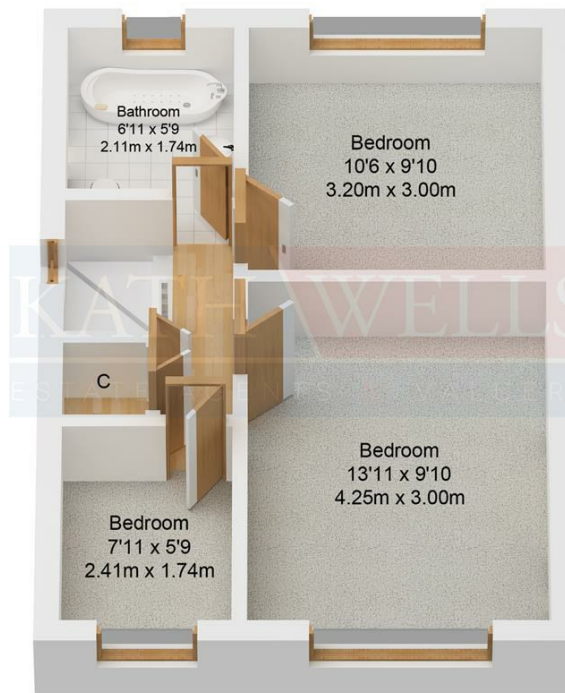
<https://find-energy-certificate.service.gov.uk/energy-certificate/9994-0207-0605-3724-2400>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>		74	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# Floor Plan



Ground Floor  
Approx. 53.23 sqm.  
(572.96 sqft.)



First Floor  
Approx. 36.66 sqm.  
(394.60 sqft.)