



## 30 Hall Park Rise Leeds



### 3 Bedroom Bungalow - Dormer Semi Detached £340,000

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# 30 Hall Park Rise, Horsforth, Leeds, LS18 5LW

## GROUND FLOOR:

### Entrance Hallway:



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

### Fitted Kitchen:



Part glazed side door, double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas hob, built under oven / grill, plumbing for an automatic washing machine, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer

### Living Room / Dining room:



Double glazed French patio doors, double glazed window, television point, central heating radiators, an inset fire place & heart, ample space for a range of dining & living room furniture

## FIRST FLOOR:

### Landing:

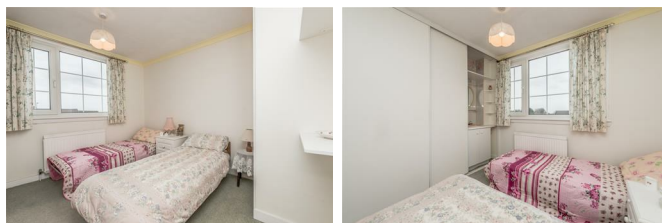
Double glazed window, access to first floor accommodation & loft space

### Bedroom One:



Double glazed window, central heating radiator, built in wardrobes

### Bedroom Two:



Double glazed window, central heating heating radiator, wash basin set into a vanity unit, built in / fitted wardrobes

### Bedroom Three:



Double glazed window, central heating radiator, storage cupboard

**Bathroom / WC:**



Double glazed window, panelled bath with an electric shower above, low flush WC, wash basin, central heating radiator

**TO THE OUTSIDE:**



**Gradens:**



The front garden is a great size and is laid to lawn, to the side of the property there is another garden space which is also laid to lawn and enclosed & the rear garden has a patio / seating area & has access to the garage.

**Off Street Parking / Driveway / Single Garage:**



A driveway provides useful off street parking for a family sized car. A single garage provides additional parking & a useful outside storage space

**Council Tax Band / EPC Rating:**

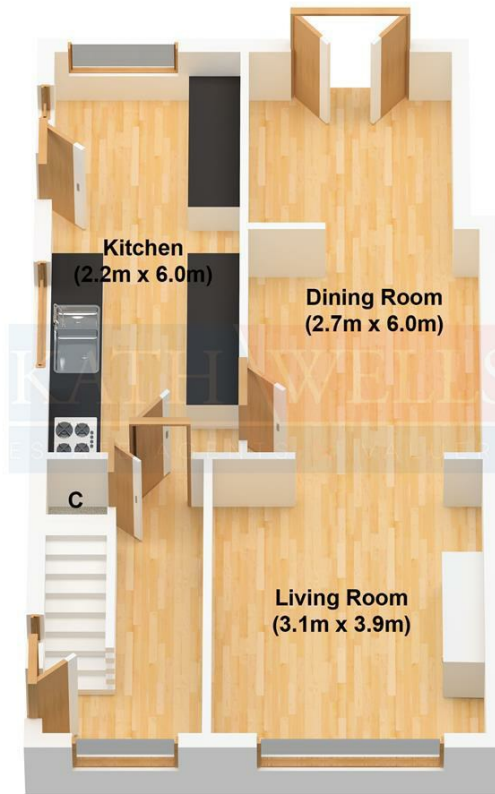
Council Tax Band: D / EPC Rating: D

**EPC Link:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/4906-2206-1002-0304-7002>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Ground Floor



### First Floor

