KATH | WELLS

ESTATE AGENTS & VALUERS

10 Lodge Hill Walk
Leeds

4 Bedroom House - Detached
£489,000

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10 Lodge Hill Walk, Farnley, Leeds, West Yorkshire, LS12 5TP

GROUND FLOOR:

Hallway:

Entry via Part glazed UPVC Door with glazed panel to side. A spacious hallway with two built in cupboards providing handy storage for Outdoor clothing and shoes, central heating radiator, newly laid carpet and light decor, stairs rising to first floor, access to integral garage

Guest WC:

Double glazed opaque window to side elevation, a two piece suit with low flush WC, wall mounted sink, modern tiling, central heating radiator

Living Room:

Double glazed French doors leading to garden allowing natural light to flood in, a feature fire surround with marble back and hearth, inset coal effect gas fire, coving to ceiling, light decor, central heating radiator

Fitted Kitchen:

Double glazed window and door to rear elevation, a range of white wall, drawer and base units with coordinating worksurfaces, electric oven and four ring gas hob with extractor over, integral fridge freezer, washing machine and dryer included in the sale, modern flooring, central heating radiator

Dining Room:

Double glazed bay window to front elevation, central heating radiator, a great room with a variety of uses for modern day living, this could be a playroom / office whatever your family needs!

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation, access to an insulated loft space, storage cupboard, central; heating radaitor

Bedroom One:

Three Double glazed windows to the front elevation providing natural light , two double built in wardrobes providing plenty of storage, central heating radiator, access to En-suite bathroom

En-Suite Shower Room / WC:

Double glazed opaque window to front elevation, a three piece suite comprising of double shower cubicle with mixer shower, vanity unit with hand wash basin and low flush WC, part tiled, central heating radiator

Bedroom Two:

Double glazed window to the rear elevation, a double fitted wardrobe providing handy storage, central heating radiator

Bedroom Three:

Double glazed window to the rear elevation, built in storage cupboard, central heating radiator

Bedroom Four:

Double glazed window to the rear elevation, a great size room with central heating radiator

Family Bathroom / WC:

Double glazed opaque window to side elevation, a three piece suite comprising of panelled bath with mixer tap and shower attachment, pedestal hand wash basin, low flush WC, modern tiling and central heating radiator

TO THE OUTSIDE:

Driveway / Integral Garage:

Integral garage with up and over door, lighting and power, access to garden via side door and internal door into hallway

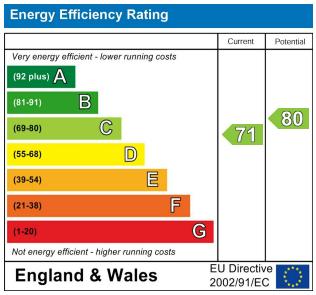
Gardens Front & Rear:

To the front elevation mature hedging to the boundary, lawn and driveway for two cars, to the rear elevation a fully enclosed and private garden with stone flagged patio area, lawns and mature trees line the boundary, a garden timber shed with ample space for storage, an outside tap

Council Tax Band & EPC Rating:

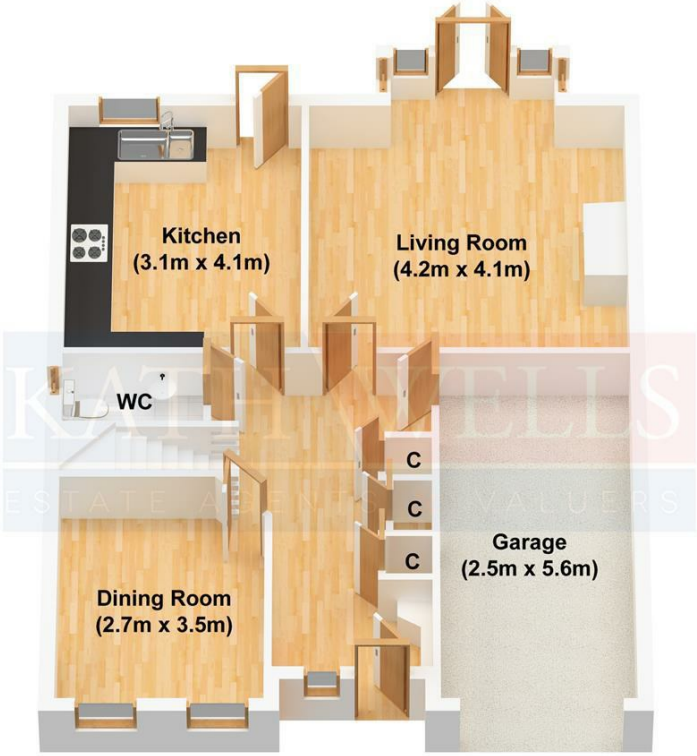
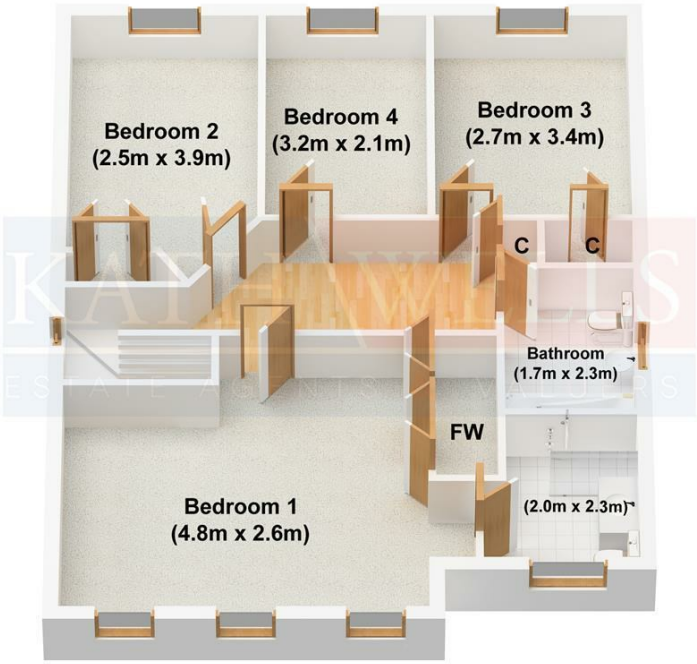
Council Tax Band: E / EPC Rating: C

EPC Link:



Floor Plan

Ground Floor



First Floor