



## 6 Sandway Leeds



### 3 Bedroom House - Semi-Detached £225,000

69 Lower Wortley Road  
Wortley  
Leeds  
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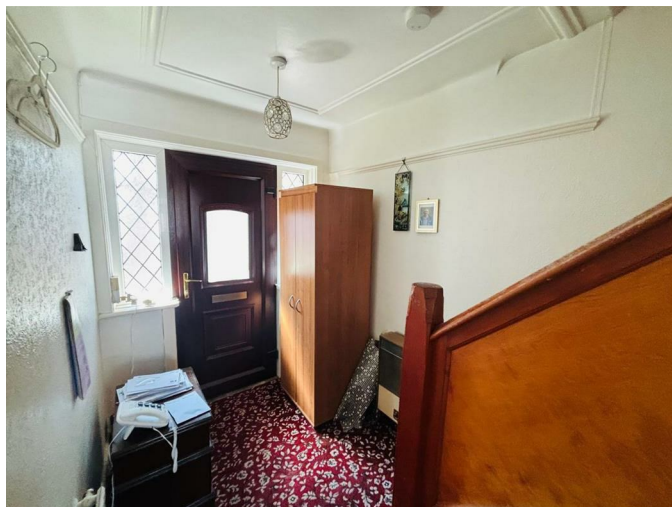
# 6 Sandway, Leeds, LS15 7PR

## GROUND FLOOR:

### Porch:

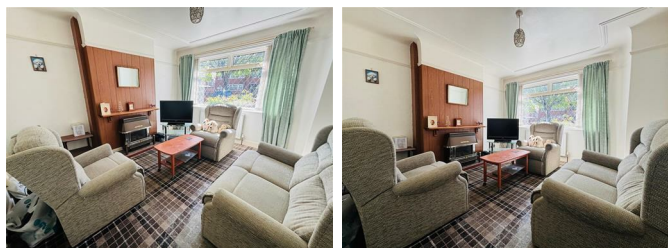
Access via a part glazed front entrance door, double glazed door to hallway

### Entrance Hallway:



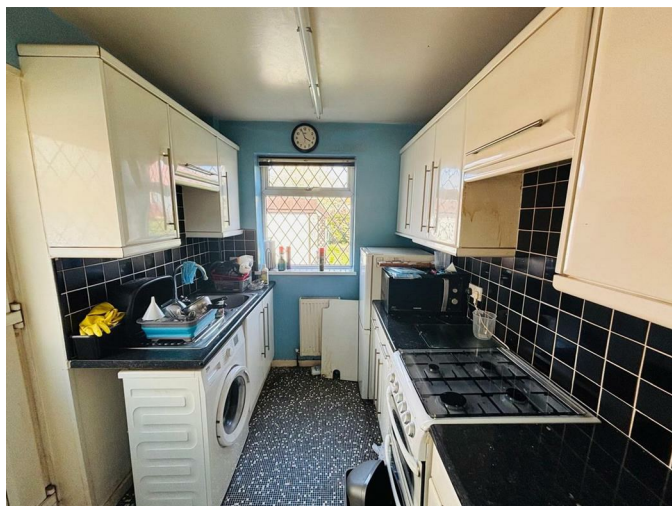
Double glazed window, stairs rising to the first floor, central heating radiator

### Living Room:



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

### Fitted Kitchen:



Part glazed side door, double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooker point, an inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, storage cupboard, central heating radiator

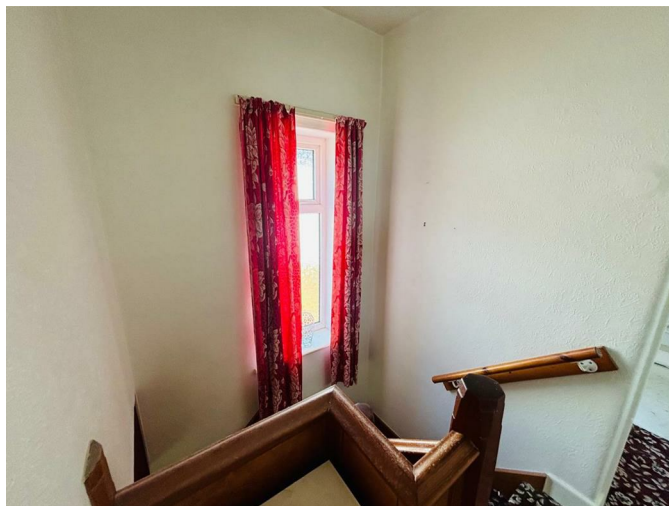
## Dining Room:



Double glazed door to the rear, central heating radiator, ample space for a dining table & chairs

## FIRST FLOOR:

### Landing:



Double glazed window, access to the first floor accommodation, access to the loft

### Bedroom One:



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

**Bedroom Two:**



Double glazed window, central heating radiator

**Bedroom Three:**



Double glazed window, central heating radiator

**Bathroom:**



Double glazed window, a panelled bath with an electric shower above, wash basin, built in storage, central heating radiator

**Separate WC:**



Double glazed window, low flush WC

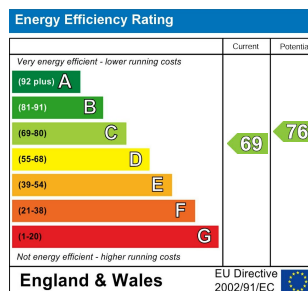
**TO THE OUTSIDE:**



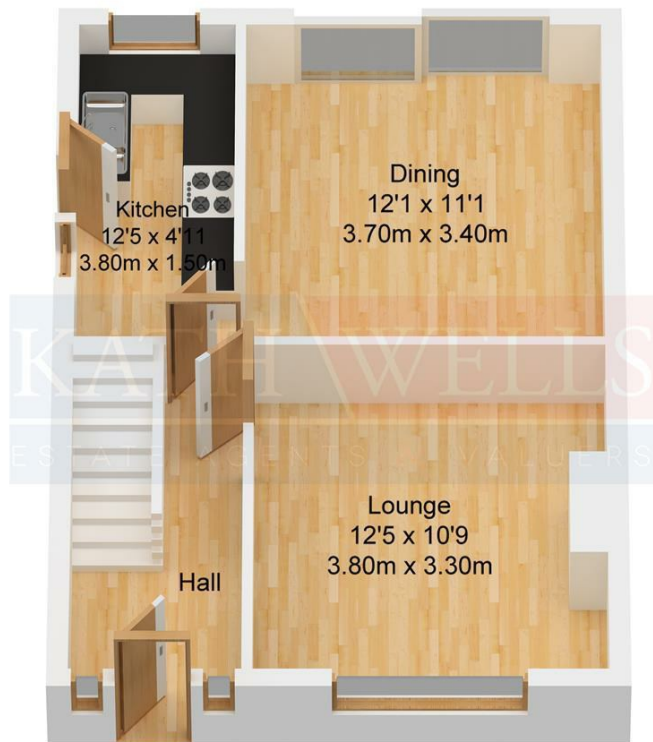
**Gardens:**



The property has gardens front & rear. The front garden has a good sized lawn and is part enclosed. The rear garden also has a lawn & is a great sized garden.



## Floor Plan



Ground Floor  
Approx. 38.50 sqm.  
(414.41 sqft.)



First Floor  
Approx. 34.00 sqm.  
(365.97 sqft.)