



8 Wolley Drive Leeds



3 Bedroom House - Semi-Detached £220,000

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

8 Wolley Drive, New Farnley, Leeds, West Yorkshire, LS12 5DP

GROUND FLOOR:

Entrance Porch:

An entrance porch with double glazed sliding doors and a part glazed door through to the hallway - an ideal space for coats and boots

Hallway:



Stairs rising to the first floor, central heating radiator, telephone point, laminated flooring, under-stairs storage cupboard

Living Room:



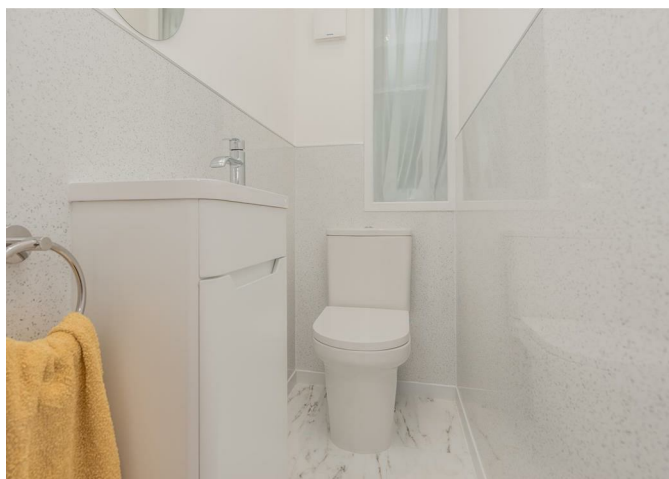
Double glazed window, a fireplace and hearth with an inset fire, central heating radiator, television point, laminated flooring

Dining Room:



Double glazed window, central heating radiator, laminated flooring

Cloakroom / WC:



A white suite comprising of a low flush WC, wash basin set into a vanity unit, extractor fan

Fitted Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, an inset sink and drainer with a mixer tap, built-under electric oven / grill, gas hob, extractor hood, plumbing for an automatic washing machine, space for a fridge / freezer, central heating radiator, a part glazed external door giving access to the garden

FIRST FLOOR:

Landing:

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

Bedroom One:



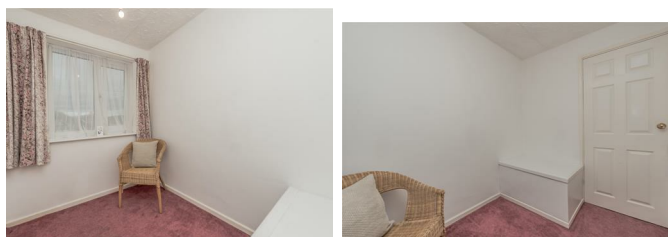
Double glazed window, central heating radiator, a range of fitted wardrobes & bedroom furniture

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator

Shower Room:



Double glazed window, a glazed walk-in shower cubicle with shower, wash basin, central heating radiator, tiling to the walls

Separate WC:



Double glazed window, low flush WC, central heating radiator, tiled walls

TO THE OUTSIDE:

Gardens:



The front garden is open plan and has a lawn and planted beds. The rear garden is tiered and has both paved and planted areas, and a greenhouse

Off Street Parking / Driveway / Detached Garage:

A block paved driveway provides useful off street parking and access to a single detached garage which in turn provides both off street parking and storage.

Council Tax Band & EPC Rating:

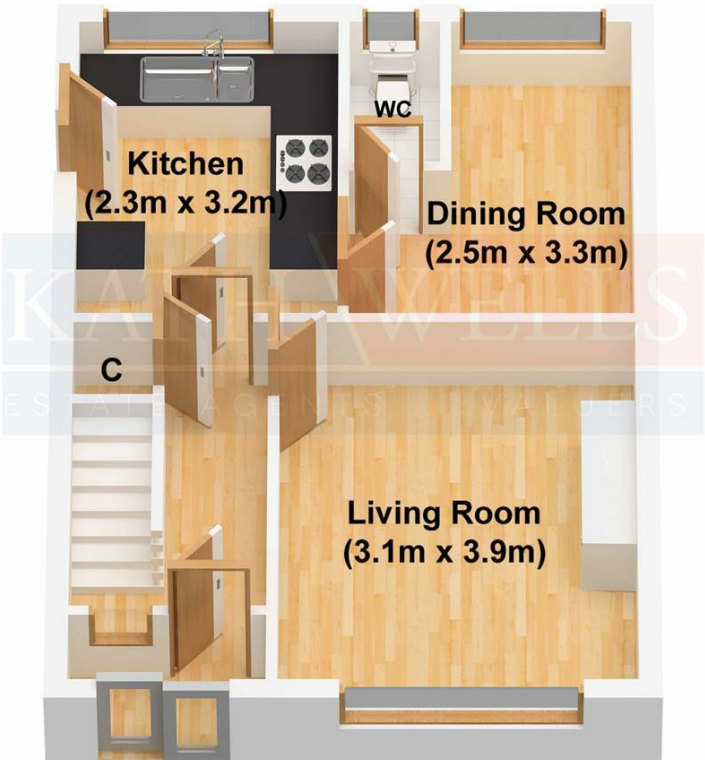
Council Tax Band: C / EPC Rating: C

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9025-0207-4405-3929-2600>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(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

