



## 251 Ring Road Leeds



### 3 Bedroom House - End Town House £169,995

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
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# 251 Ring Road, Lower Wortley, Leeds, West Yorkshire, LS12 5PH

## GROUND FLOOR:

### Entrance Hallway:

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

### Living Room / Dining Area:



Double glazed windows, fire place an hearth, ample space for a range of living room & dining room furniture, central heating radiators

### Fitted Kitchen:



Double glazed window, part glazed rear door, a range of fitted wall, drawer & base units, work surfaces, gas cooker point, extractor fan, an inset sink & drainer, ample space for a fridge / freezer, plumbing for an automatic washing machine, storage cupboard

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation, access to a part boarded loft space

### Bedroom One:



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

### Bedroom Two:



Double glazed window, central heating radiator, storage cupboard

### Bedroom Three:



Double glazed window, central heating radiator

### Shower Room / WC:



Double glazed window, a suite comprising of a glazed shower cubicle with an electric shower above, low flush WC, wash basin set into a vanity unit, central heating radiator, storage cupboard

## TO THE OUTSIDE:

### Gardens:



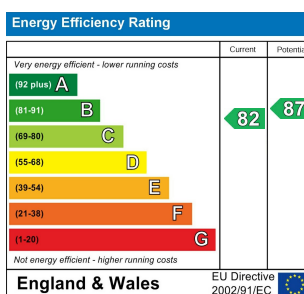
The front garden is part paved, a good size & is fully enclosed. The rear garden is also a good size and comprises of a paved seating area and is fully enclosed and is south facing & gets plenty of sun.

## EPC & Council Tax Band:

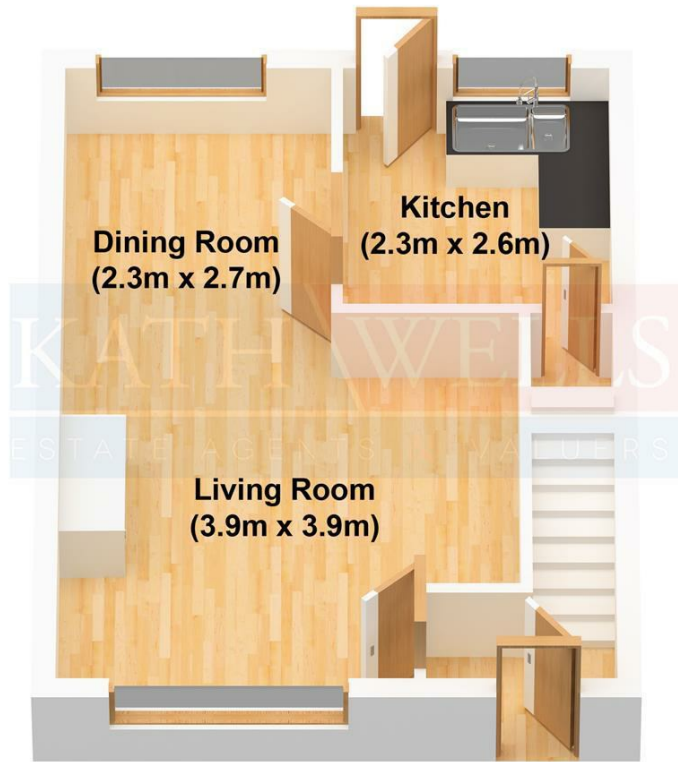
Council Tax Band: A / EPC Rating: B

## EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/5602-0227-7000-0152-7206>



## Ground Floor



## First Floor

