



## 34 KELLETT LANE

LEEDS, LS12 4SJ

£270,000  
FREEHOLD

Beautifully presented three-bedroom end townhouse in the highly sought-after area of Wortley, offering excellent access to Leeds City Centre, the Ring Road, and motorway networks. This ideal first-time buy or investment opportunity features a spacious lounge, dining area, conservatory, and a modern fitted kitchen. Upstairs boasts three well-proportioned bedrooms and a stylish bathroom. Externally, the property benefits from a driveway, garage, and private enclosed rear garden. Located close to local schools, shops, and transport links, this move-in ready home is perfect for buyers looking for convenience and value. Early viewing is highly recommended.

MONROE

SELLERS OF THE FINEST HOMES

## 34 KELLETT LANE

- Beautiful End Town House • Three Bedrooms • Spacious Lounge and Diner • Modern Kitchen • Stylish Bathroom • Gardens Front and Rear • Upgraded Spacious Workshop/Garage • Off Street Parking • Early Viewing Recommended • Call the Office Now



Beautifully Presented 3-Bedroom End Townhouse |  
Ideal First-Time Buy or Investment Opportunity |  
Popular Wortley Location

This stylish and well-maintained three-bedroom end townhouse is perfectly positioned in the highly sought-after residential area of Wortley, offering excellent access to Leeds City Centre, the Ring Road, and major motorway networks. With local schools, shops, and transport links all within easy reach, this property is ideal for first-time buyers, families, and buy-to-let investors alike.

Internally, the property benefits from gas central heating and double glazing throughout, and offers spacious, move-in-ready accommodation. The ground floor briefly comprises a welcoming entrance hallway with staircase access, leading into a bright and generous lounge featuring a charming fireplace and double doors opening into the dining area—perfect for entertaining or flexible home working space.

To the rear, a light-filled conservatory provides additional living space with direct access to the garden, while the modern fitted kitchen boasts a range of wall and base units, gas hob, electric oven with extractor, and space for appliances, along with a useful storage cupboard and rear access door.

Upstairs, the property offers three well-proportioned

bedrooms, including a spacious master bedroom with ample room for wardrobes. The remaining bedrooms are ideal for children, guests, or a home office. The contemporary family bathroom features a stylish three-piece suite, including a shower cubicle and fully tiled walls. There is also additional storage and loft access from the landing.

Externally, the property continues to impress with a low-maintenance front garden, driveway providing off-street parking, and a garage—a valuable feature for buyers and tenants alike. To the rear is a private enclosed garden with both lawn and patio areas, complemented by mature shrubs—ideal for relaxing or entertaining.

### ENVIRONS

This End Terraced House is located on the end the street and has excellent access links to the M62 & M1 motorways.

### LOCAL AUTHORITY

Leeds City Council

## TENURE

We are advised that the property is Freehold

## REASONS TO BUY

- Ideal first-time purchase or buy-to-let investment
- Popular residential location in Wortley
- Excellent transport links to Leeds City Centre & motorways
- Three good-sized bedrooms
- Spacious lounge, dining area & conservatory
- Modern kitchen & bathroom
- Driveway & garage
- Private enclosed rear garden
- Move-in ready condition

Early viewing is highly recommended to fully appreciate the space, location, and potential this fantastic home has to offer.

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### ADDITIONAL INFORMATION

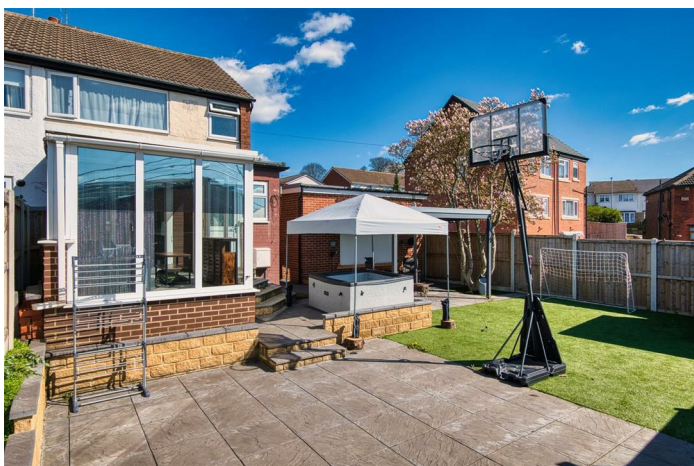
**Local Authority** – Leeds City Council

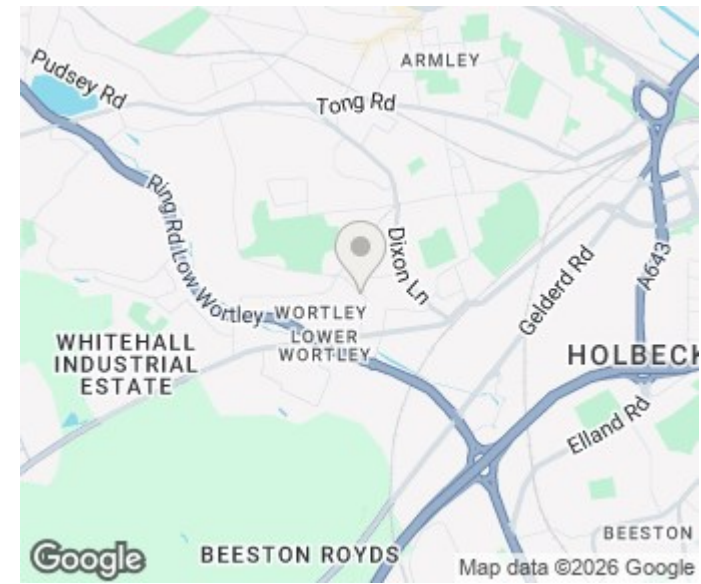
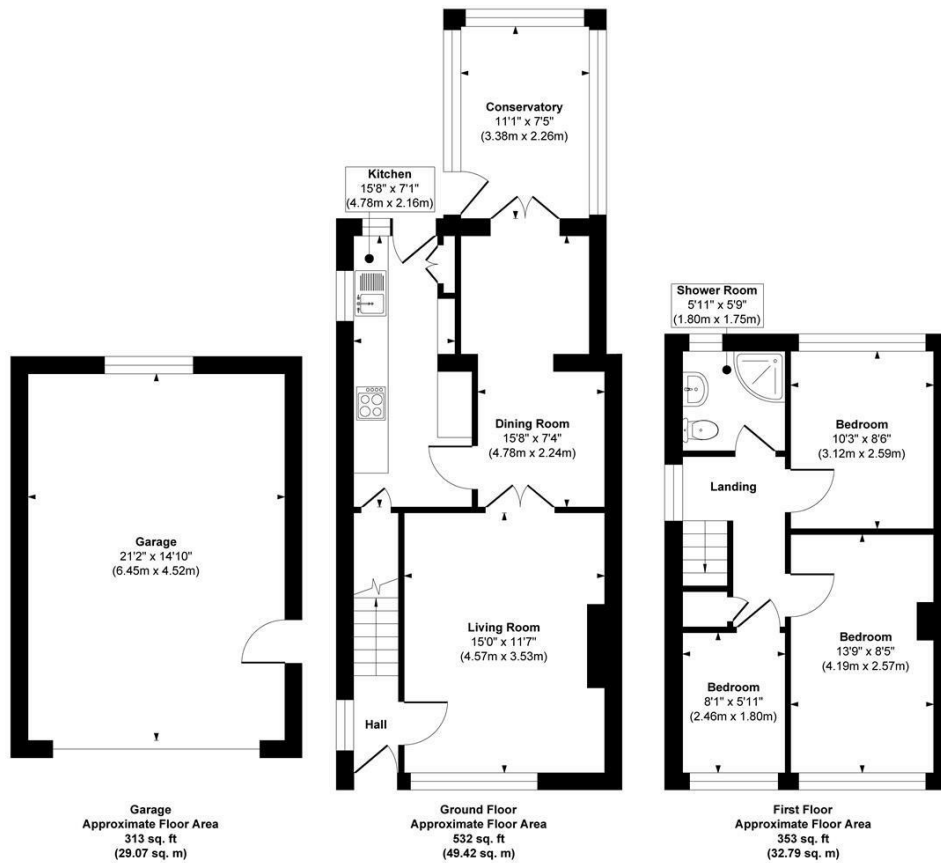
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 807.00 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Approx. Gross Internal Floor Area 1198 sq. ft / 111.28 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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