

## **4 Windmill Court Leeds**



## **5 Bedroom House - Detached £375,000**

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
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# 4 Windmill Court, Wortley, Leeds, West Yorkshire, LS12 4WB

## GROUND FLOOR:

### Entrance Hallway:

Access via a part glazed front entrance door, stairs rising to the first floor

### Open Plan Living Room / Dining Area:



Double glazed bay window, storage cupboard, ample space for a range of living room & dining furniture, central heating radiators

### Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas hob with an extractor hood above, eye level oven / grill, inset sink & drainer, integral dishwasher, ample space for fridge / freezer

### Utility Room:



Part glazed side door to the rear, central heating radiator, a useful storage space

## Downstairs WC:



Double glazed window, low flush WC, wash basin, central heating radiator

## Bedroom Five:



Double glazed window, central heating radiator, potential to have an En-suite shower room

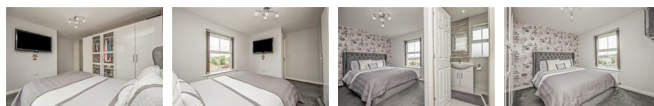
## FIRST FLOOR:

### Landing:



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

## Bedroom One:



Double glazed window, central heating radiator, television point, ample space for a range of bedroom furniture

**En-Suite Shower Room / WC:**



Double glazed window, a fully tiled suite comprising of a glazed shower cubicle with a plumbed shower above, low flush WC, wash basin, ladder style central heating radiator / towel warmer

**Bedroom Two:**



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

**Bedroom Three:**



Double glazed window, central heating radiator

**Bedroom Four:**



Double glazed window, central heating radiator

**Family Shower Room / WC:**



Double glazed window, a lovely suite comprising of a walk in shower with a plumbed shower above, low flush WC, wash basin set into a vanity unit, ladder style central heating radiator / towel warmer

**TO THE OUTSIDE:**



**Gardens:**



The rear garden is a great size & consists of a good size lawn ideal for alfresco dining, a patio & is fully enclosed. The front garden is also laid to lawn and is low maintenance.

**Off Street Parking / Driveway:**



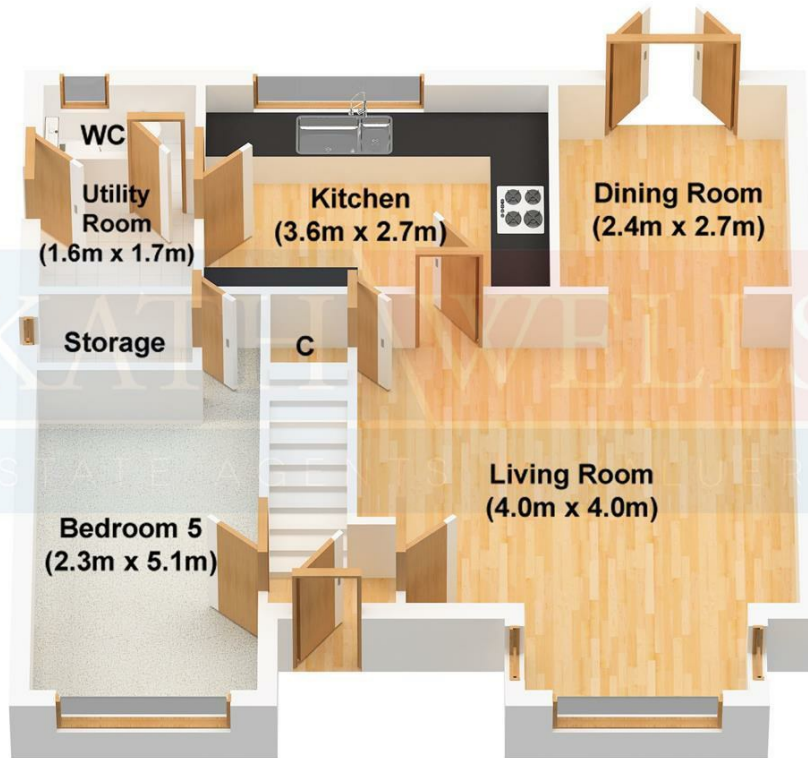
A driveway to the front provides useful off street parking

**Council Tax Band & EPC Rating:**  
Council Tax Band: D / EPC Rating: C

**EPC Link:**  
<https://find-energy-certificate.service.gov.uk/energy-certificate/2010-9956-7060-6200-4705>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		72	
(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

