



£185,000

11 Steel Green, Wortley, Leeds, West Yorkshire, LS12 6JA

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* DETACHED COACH HOUSE STYLE PROPERTY ** DEDICATED PARKING SPACE ** DOUBLE GLAZING ** CENTRAL HEATING ** GARAGE ** PRIVATE ENTRANCE ** INTEGRATED APPLIANCES ** WELL PRESENTED THROUGHOUT ** SECURITY ALARM ** LOFT SPACE ** CLOSE TO LOCAL AMENITIES ** VIEWING HIGHLY ADVISED *

A very well maintained TWO BEDROOM DETACHED coach style property situated on a popular housing development in Leeds 12. The property benefits from having TWO DOUBLE BEDROOMS, FITTED WARDROBES to the master bedroom, a BATHROOM / WC, a MODERN FITTED KITCHEN with integrated washer / dryer, CENTRAL HEATING and DOUBLE GLAZING.

The property is only a short walk from local amenities and a short drive from Leeds City centre and the M621 motorway. Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com. EPC Rating: C

Entrance:

Access via a private entrance door, stairs leading to the accommodation, access door to the garage

Open Plan Living Room / Fitted Kitchen

Living Room / Dining Area:

Double glazed window to the front elevation, a double glazed window to the rear elevation, two central heating radiators, storage cupboard, open plan to the kitchen

Fitted Kitchen:

Double glazed window to the front elevation, a modern range of fitted wall, drawer and base units, complimentary work surfaces, tiling to the splash backs, four ring gas hob with extractor fan over, built under electric oven, inset sink and drainer with a mixer tap, integrated washing machine / dryer, space for a fridge freezer

Hallway:

Central heating radiator, two double glazed windows to the rear elevation, built in storage cupboard

Bedroom One:

Double glazed window to the front elevation, central heating radiator, fitted wardrobe providing useful storage space

Bedroom Two:

Double glazed window to the front elevation, central heating radiator, access to the loft space

Bathroom / WC:

A three piece suite in white comprising of a panelled bath with an instant shower over, a wash basin and a WC, central heating radiator, extractor fan, double glazed window to the rear elevation

To The Outside:

Parking:

There is an off street parking space to the rear of the property

Garage:

The garage has an up and over door, an internal access door to the property, power and light (the garage is currently used as a bedroom)

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/1800-4073-0222-3093-3393>

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

From our Wortley office proceed down Lower Wortley Road to the traffic lights, continue across into Branch Road, at the traffic lights continue across into the new development onto Dunlop Avenue where 11 Steel Green can be found signified by our For Sale Sign.

