



## **319 Lower Wortley Road Leeds**



### **3 Bedroom House - Semi-Detached £209,995**

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
Tel: 0113 231 1033  
Fax: 0113 203 8333

**Web Site**  
[www.kathwells.com](http://www.kathwells.com)

**email**  
[sales@kathwells.com](mailto:sales@kathwells.com)

# 319 Lower Wortley Road, Wortley, Leeds, West Yorkshire, LS12 4QB

## LOWER GROUND FLOOR:

### Fitted Dining Kitchen:



External door giving access from the garden, a range of fitted wall, drawer & base units, work surfaces, Island unit / breakfast bar, inset sink and drainer, space for a fridge / freezer, plumbing for an automatic washing machine, built in oven and hob, ample space for a dining table and chairs

### Living Room:



Double glazed French doors opening onto the garden, double glazed window, fireplace and hearth, central heating radiator, television point, stairs rising to the first floor and down to the cellar.

### Cellars:

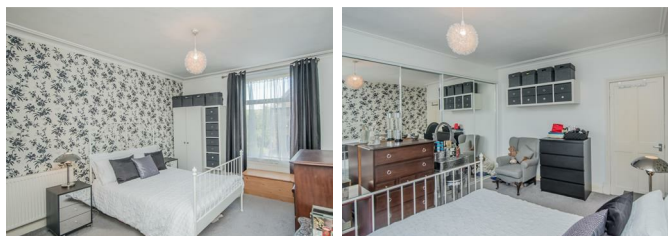
A useful storage area

## UPPER GROUND FLOOR:

### Hallway / Landing:

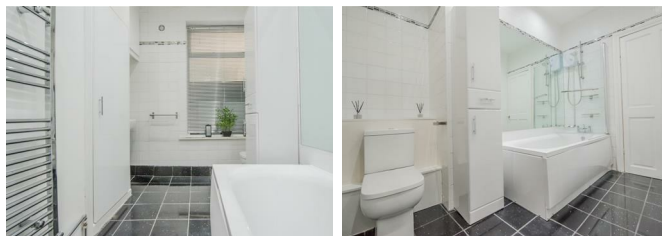
Access via a front entrance door, stairs rising to the first floor, access to the lower ground floor accommodation

### Master Bedroom:



Double glazed window, a range of fitted wardrobes / storage, central heating radiator

### Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a shower above, wash basin, low flush WC, storage cupboards, ladder style central heating radiator / towel warmer

## FIRST FLOOR:

### Bedroom Two:



Double glazed window, central heating radiator

### Bedroom Three:



Double glazed window, central heating radiator

## TO THE OUTSIDE:



## Gardens:



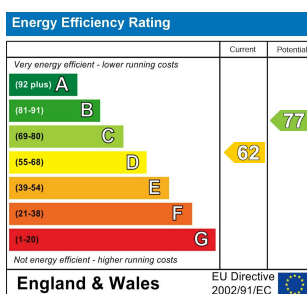
A very pleasant low maintenance garden with a seating area

## Council Tax Band & EPC Rating

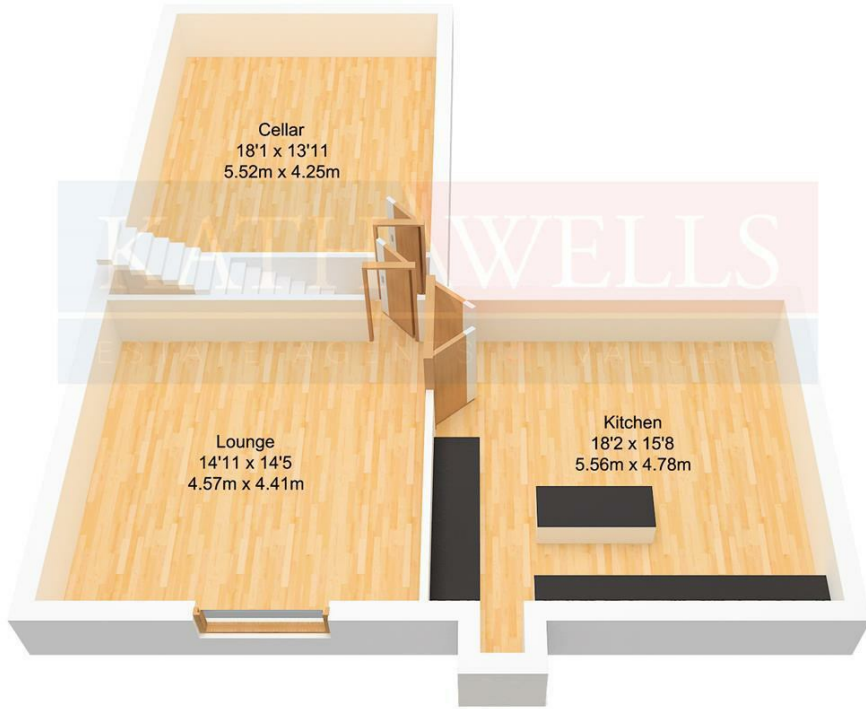
Council Tax Band: D / EPC Rating: D

## EPC LINK:

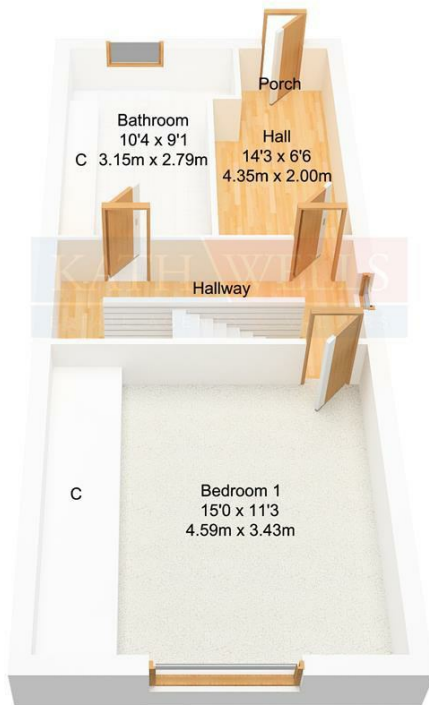
<https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2596-4250-2797-7611>



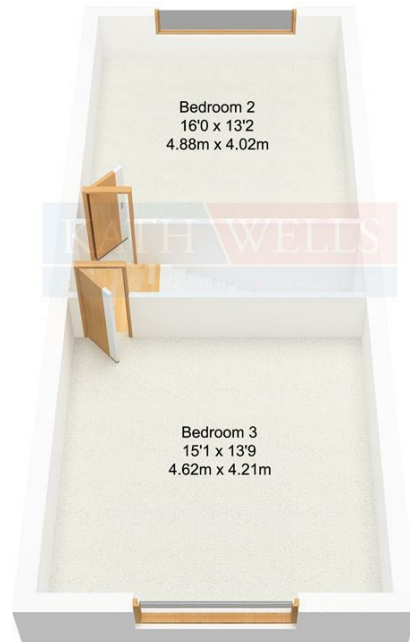
# Floor Plan



Ground Floor  
Approx. 71.26 sqm.  
(767.03 sqft.)



First Floor  
Approx. 48.46 sqm.  
(521.61 sqft.)



Second Floor  
Approx. 46.26 sqm.  
(497.93 sqft.)