

# KATH WELLS

ESTATE AGENTS & VALUERS



## 1 Wolley Court, Leeds, LS12 5QW Offers In The Region Of £195,000

\* THREE BEDROOM END OF TERRACE (LINK ATTACHED LIKE A SEMI DETACHED ) \*\* VERY WELL PRESENTED & MAINTAINED \*\* PRIVATE GARDENS TO THREE SIDES \*\* CONSERVATORY \*\* SINGLE GARAGE \*\* PARKING \*\* READY TO MOVE INTO \*

We are very pleased to offer for sale this THREE BEDROOM end of terrace property which has a feel of a semi detached property.

To the ground floor the property has a LARGER THAN AVERAGE ENTRANCE HALLWAY / DINING / KITCHEN, a SPACIOUS LIVING ROOM AND A CONSERVATORY. well appointed and MODERN FITTED KITCHEN, SHOWER ROOM, THREE BEDROOMS AND ACCESS TO LEFT on the first floor. PRIVATE, PET AND CHILD FRIENDLY GARDENS TO THREE SIDES.

The property has been maintained throughout and benefits from having DOUBLE GLAZING, GAS CENTRAL HEATING, GARDENS to the front, side and rear, a SINGLE GARAGE with up and over door, unallocated off street parking. Local amenities, well regarded schools and bus routes to surrounding areas are all within walking distance. The M62 / M621 motorway is only a short drive away making the major commercial centres of West Yorkshire and beyond easily accessible. Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 2311 033 / sales@kathwells.com.

Council Tax Band: B / EPC Rating: C



## GROUND FLOOR:

### Entrance Hallway:



Access through a half glazed composite door leading into a spacious hallway, larger than average in size with a central heating radiator, central light fitment and wood effect vinyl flooring, under stair storage cupboard housing the Ideal Logic boiler and offering space for coats, bags and shoes. Access to all ground floor rooms and stairs leading to the first floor.

### Dining Kitchen:



Double glazed window to the front elevation, central heating radiator, a range of wall, base and drawer units in white with contrasting wood effect work surfaces, stainless steel sink with mixer taps, gas hob, electric oven and extractor hood over.

### Lounge:



Great size room offering spacious, light and bright accommodation with modern contemporary decor, gas fire which has been serviced, central heating radiator, double glazed window to the side of the sliding patio doors leading into the conservatory.

## Conservatory:



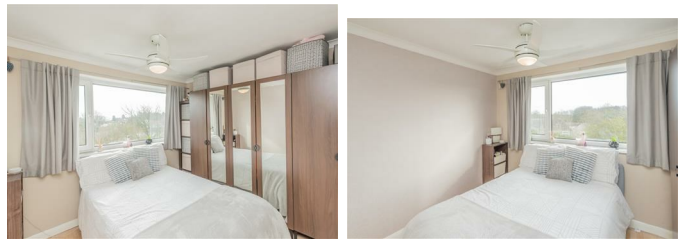
Sliding patio doors leading to the conservatory, a spacious, light bright and airy space allowing viewing access over the garden to the rear, central heating radiator and wood effect laminate flooring.

## FIRST FLOOR:

### Landing:

Access to all rooms, access to the loft area which is insulated, double glazed window to the side elevation, central heating radiator, central light fitment.

### Bedroom One:



Double glazed window to the rear elevation overlooking the garden, central heating radiator, wood effect laminate flooring, neutral decor scheme.

### Bedroom Two:



Double glazed window to the front elevation, central heating radiator.

### Bedroom Three:



Window to the side elevation, central heating radiator, dado rail, wood effect laminate flooring.

### Shower Room / WC



Three piece suite comprising a modern shower cubicle, wash hand basin, low flush w.c. frosted double glazed window, spot light fittings.

### OUTSIDE:



### Garage:

Brick built garage, adjacent to the garden with an up and over door, ideal for additional storage and or car parking. There is plenty of space for parking which is unallocated.

### Gardens:



The house is blessed with gardens to three sides, enclosed to the front with a low level brick built boundary wall with wooden fence above providing privacy. Private space to the side elevation with a path leading from front to rear. To the rear is a lovely private garden, pet and child friendly allowing peaceful enjoyment of the garden space, coming with a garden shed ideal for storage of garden tools, patio set. An ideal addition to this lovely property.

### EPC LINK:

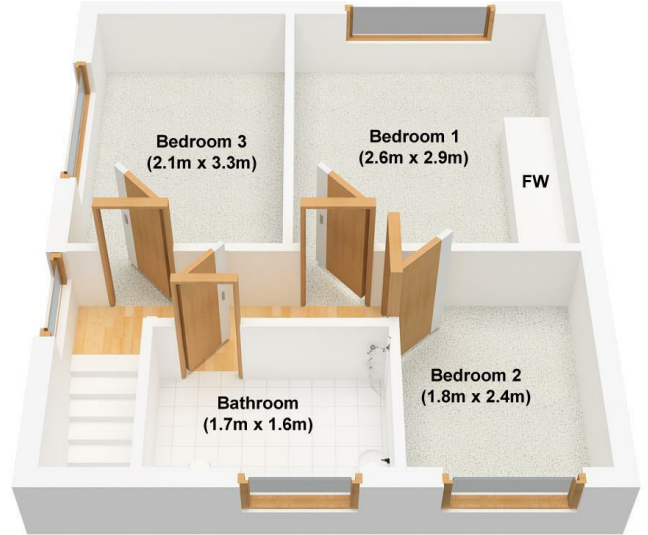
<https://find-energy-certificate.service.gov.uk/energy-certificate/0975-0207-4404-3725-2404>

# Floor Plan

## Ground Floor



## First Floor



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	69	
(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	

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