

## **14 Highfield Close Wortley**



### **Three Bedroom Mid Town House Offers in the region of: £155,000**

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## 14 Highfield Close Wortley, LS12 4BB

\* THREE BEDROOM MID TOWNHOUSE \* \*  
POPULAR RESIDENTIAL LOCATION \* \*  
GOOD SIZED WELL STOCKED GARDENS \* \*  
GAS CH \* \* DG \* \* SOME MODERNISATION  
& UPDATING REQUIRED \* \* CHAIN FREE  
ON COMPLETION \*

Being offered for sale is this THREE BEDROOM MID TOWN HOUSE situated in a pleasant and popular location within Wortley. Although the property would benefit from some UPDATING & MODERNISATION it does have a FITTED KITCHEN, GAS CH, DG, and FITTED WARDROBES making an ideal home for a variety of buyers.

Briefly throughout the property comprises of an ENTRANCE HALLWAY with stairs rising to the first floor, a LIVING ROOM with a DINING AREA which has ample space for a table and chairs and patio doors opening onto the rear garden; a FITTED KITCHEN with fitted cabinets and a pantry; TWO DOUBLE BEDROOMS, a further GOOD SIZED SINGLE BEDROOM and a 4 PIECE SHOWER ROOM / WC.

Externally there area well stocked, mainly low maintenance GARDENS to the FRONT & REAR.

The property is located close to local amenities such as shops, schools, bus routes to surrounding areas and a short drive from Leeds City centre, the M621 / M62 / M1 motorway networks and the Outer Ring Road.

To fully appreciate the benefits this property has to offer internal viewing is highly recommended and can be arranged by contacting our office.

EPC Rating: D

### **The Property Benefits From:**

No Chain On Completion, Good Sized Gardens Front & Rear, DG & CH, Fitted Wardrobes, Some Updating and Modernisation Required, Cul-de-sac Location

### **The Property Comprises of:**

Hallway, Living Room / Dining Area, Fitted Kitchen, Two Double Bedrooms, Large Third Bedroom, 4 Piece Shower Room / WC

### **ACCOMMODATION**

(All measurements are approximate)

### **GROUND FLOOR:**

#### **Entrance Hallway:**

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

#### **Through Lounge / Dining Area:**

Double glazed window to the front elevation, double glazed patio doors to the rear elevation, central heating radiator, gas fire, television point, ample space for a dining table and chairs



#### **Fitted Kitchen:**

Double glazed window, a part glazed external door giving access to the rear porch (a glazed porch with access to the rear garden), a range of fitted wall, drawer & base units, work surfaces, cooker point, an inset stainless steel sink and drainer, space for a fridge / freezer, plumbing for an automatic washing machine, under-stairs storage cupboard / pantry



## FIRST FLOOR:

### Landing:

Access to the first floor accommodation and to the loft space

### Bedroom One:

Double glazed window, central heating radiator, a range of fitted wardrobes / storage, television and telephone points



### Bedroom Two:

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



### Bedroom Three:

A good sized third bedroom; double glazed window, central heating radiator



### Shower Room / WC:

Double glazed window, a white four piece suite comprising of a low flush WC, wash basin, bidet, glazed shower cubicle with shower, central heating radiator / towel warmer



### TO THE OUTSIDE:



### Gardens:

The front garden is low maintenance and enclosed by a low wall; there is some ornamental planting. The rear garden is a good size and mainly low maintenance with gravel seating areas, well-stocked ornamental planting, hedge borders, and a garden shed. There is access from the front to the rear of the property via shared passageway





Reach 4 Mortgage solutions Ltd is based in our offices and can offer a whole of market mortgage advice service to our clients. Whether you're buying for the first time, moving up the property ladder or buying for investment, Reach 4 will give you advice on a competitive range of mortgage and protection plans to suit your specific needs. They will then keep you updated every step of the way and provide an ongoing service as your financial needs change.

Kath Wells Estate Agents introduces Reach 4 Mortgage solutions Ltd for the purpose of arranging and advising on mortgages and protection. Reach 4 Mortgage solutions Ltd is an appointed representative of mortgage advice bureau Ltd which is regulated and authorised by the Financial Conduct Authority.

In general, Buy to Let mortgages are not regulated by the Financial Conduct Authority,

Your home may be repossessed if you do not keep up repayments on your mortgage.

**Viewing:**

Strictly by appointment with Kath Wells Estate Agents on 0113 231 1033

**Internet:**

Properties for sale can be viewed on the "World Wide Web", [www.kathwells.com](http://www.kathwells.com)

**E-mail:** sales@kathwells.com

**THINKING OF SELLING?**

Should you be thinking of selling your property please contact us as soon as possible to arrange for a free valuation, we may already have a potential buyer waiting for your home.

**Reference:** 10050 - 14 November 2022

**Please note:**

The above measurements are approximate and may have been taken using an electronic measure and whilst believed to be fair representation may be subject to mechanical error. We have not carried out a detailed professional survey. Services, fixtures, equipment referred to in the sales details and appliances mentioned, including central heating systems and other gas/ electrical fittings have not been tested by ourselves and working order cannot therefore be confirmed, nor can any warranty be given as to their condition. It is your own responsibility to ensure you are fully aware of the condition of the property you are buying before legal commitment, it is always recommended that you arrange your own independent survey, if you fail to do so you should be aware of the risks you are taking. The sales particulars have been compiled from observation and discussion with the vendor of the property, items described in the sales particulars are included in the sale, all other items are specifically excluded and certain items that appear in any photograph may not be included.

**These details have not yet been checked or approved by our Vendor and may be subject to change!!**

**EPC: Link:**

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/7132-8929-5209-0419-1296>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

**Directions:**

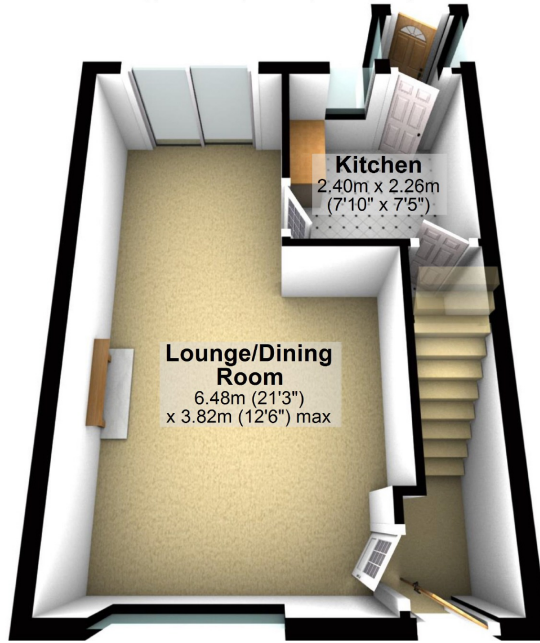
From our Wortley office proceed up Lower Wortley Road to the mini roundabout, continue across into Oldfield Lane, at the mini roundabout turn right into Highfield Avenue and continue into Highfield Close where number 14 can be found signified by our FOR SALE SIGN

**Mortgages:**



### Ground Floor

Approx. 32.0 sq. metres (343.9 sq. feet)



### First Floor

Approx. 31.1 sq. metres (335.2 sq. feet)



