

KATH WELLS

ESTATE AGENTS & VALUERS



86 Lower Wortley Road, Leeds, LS12 4SN

Reduced To £199,995

* Chain Free on Completion, ** Spacious Property ** Gas CH & DG ** Walking Distance to Supermarket / Schools/ Bus Links to Leeds City Centre ** Gardens ** Viewing Advised *
* EPC Rating: D *

A traditional Three Bedroom Terrace property which is being offered with NO ONWARD CHAIN ON COMPLETION and would make an ideal property for a family / first time buyer / investor (potential rental income: £895.00 per month)

Briefly throughout the property comprises of a good sized HALLWAY which has a staircase rising to the first floor. The LIVING ROOM is very spacious with two windows which overlook over the front garden. The DINING KITCHEN has ample space for a large dining table and chairs and the Kitchen area has a range of fitted cabinets and complimentary work surfaces. The main staircase leads to the landing, from which the TWO FIRST FLOOR BEDROOMS and the FAMILY BATHROOM can be accessed. The THIRD BEDROOM is found on the second floor; it is a good size and offers ample space for bedroom furniture and wardrobes. there is an additional staircase which can be also accessed from the landing which leads to a useful storage room.

Externally there are low maintenance GARDENS to the front and rear. Off Street parking is available to the rear of the property.

Viewings can be arranged by contacting the office. EPC Rating: D

Ground Floor:

Entrance Hallway:

Access via a front entrance door, laminated wood floor, central heating radiator, stairs to the first floor

Living Room:



Two double glazed windows to the front elevation, central heating radiator, fire place

Fitted Dining Kitchen:



A range of wall, drawer and base units, complimentary work surfaces, plumbing for a washing machine, space for a fridge freezer, built in oven, gas hob with extractor fan over, stainless steel sink and drainer with a mixer tap, laminated wood floor, access to the cellars, two double glazed windows to the rear elevation and a double glazed window to the side elevation, a wood door leading to the rear garden, access to the basement

Basement:

An ideal storage space

First Floor:

Landing:

Stairs to the second floor

Bedroom One:



Two double glazed windows to the front elevation, central heating radiator

Bedroom Two:



Double glazed window to the rear elevation, central heating radiator

Bathroom / WC:



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

Second Floor:

Stairs leading to bedroom three and stairs leading to a storage space

Storage Room:

Bedroom Three:



Velux window to the front elevation

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9578-5022-7292-5703-0920>

To The Outside:

Gardens:



There is a low maintenance garden to the front and rear

Parking:

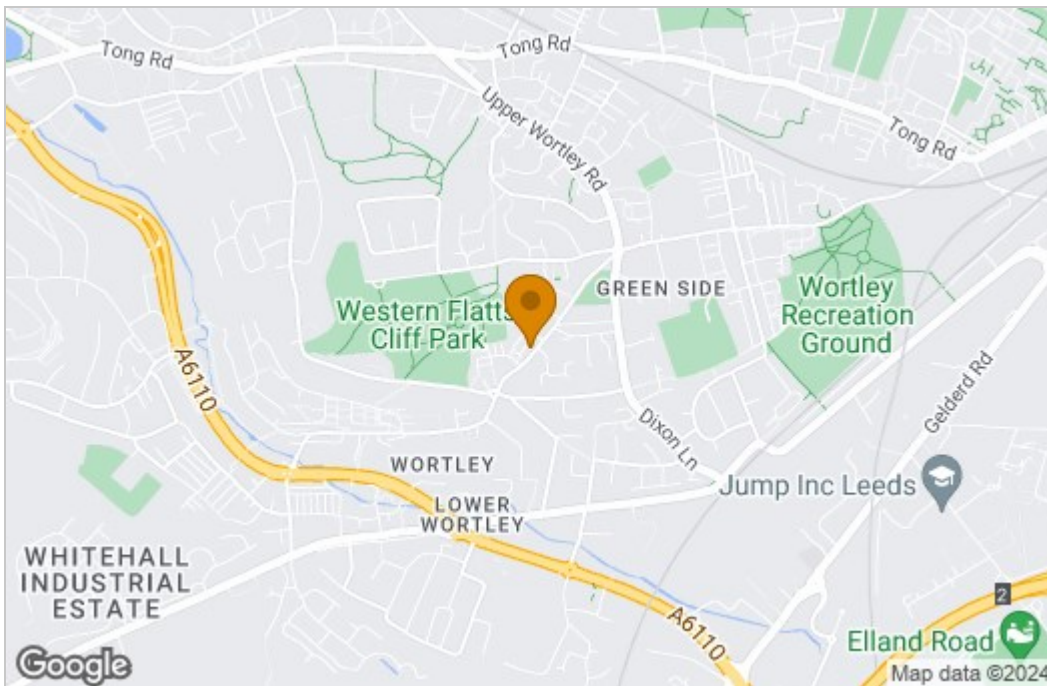
There is off street parking available to the rear of the property

Floor Plan

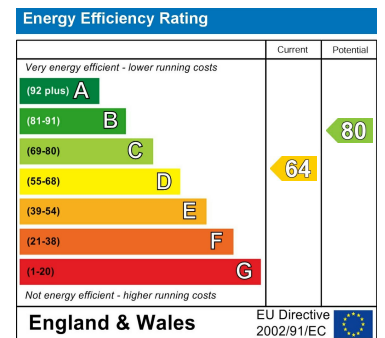


Basement
Approx. 20.70 sqm.
(222.30 sqft.)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.