



## 12 Green Hill Gardens Leeds



### 3 Bedroom House - Semi-Detached £200,000

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
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# 12 Green Hill Gardens, Wortley, Leeds, West Yorkshire, LS12 4HE

## GROUND FLOOR:

### Hallway:

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

### Living Room / Dining Area:



Double glazed window, fireplace and hearth with a gas fire, central heating radiators, television point, dining area with ample space for a table and chairs, double glazed patio doors opening onto the rear garden

### Fitted Kitchen:



Double glazed window, wall, drawer & base units, work surfaces, electric cooker point, plumbing for an automatic washing machine, space for a fridge / freezer, stainless steel sink and drainer, under-stairs storage cupboard

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation, access to the loft space, double glazed window

### Bedroom One:



Double glazed window, central heating radiator

### Bedroom Two:



Double glazed window, central heating radiator

### Bedroom Three:



Double glazed window, central heating radiator

### Wet Room



Double glazed window, a good sized wet room with a shower area and electric shower, wash basin, storage cupboards, central heating radiator



## Separate WC:



Double Glazed Window , low flush WC

## TO THE OUTSIDE:

### Gardens:



To the front the garden has low maintenance areas and flower beds. The rear garden is well stocked and has a lawn, planted beds and a seating area. The rear garden offer views towards Leeds City Centre

### Parking & Garage:



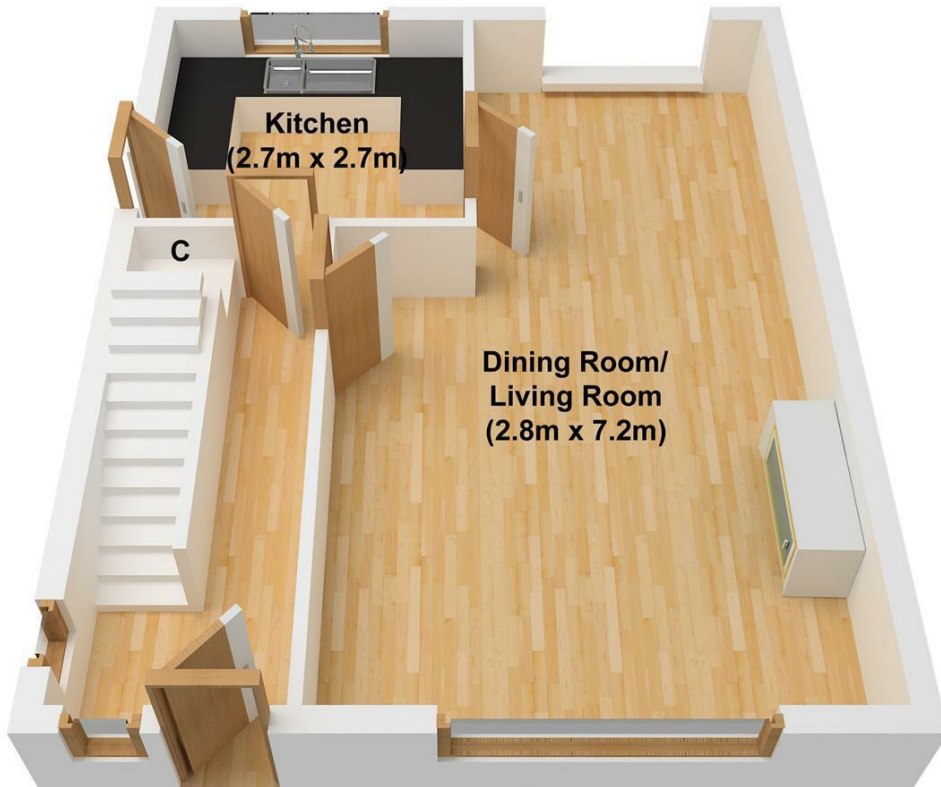
A driveway provides useful off street parking for several cars and access to a single garage

### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2080-2807-1040-5209-3721>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Ground Floor



## First Floor

