



## 42 Mistress Lane Leeds



### 4 Bedroom House - End Terrace £199,995

69 Lower Wortley Road  
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Leeds  
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# 42 Mistress Lane, Leeds, West Yorkshire, LS12 2HL

## GROUND FLOOR:

### Hallway:

Access via a front entrance door, stairs rising to the first floor, stairlift

### Through Living Room:



Double glazed windows to two aspects, fireplace and hearth with an electric fire, central heating radiators, built-in storage to the chimney alcoves

### Rear Hallway & Storage Room:

External door giving access to the rear of the property / a sun room, central heating radiator, access to a large storage area with further access to an under-stairs cupboard

### Sun Room:



A glazed sun room with access to a storage area

### Cloakroom / WC:

Low flush WC

### Kitchen:



Double glazed window, a range of wall, drawer & base cabinets with work surfaces above, breakfast bar, gas hob, double oven, plumbing for an automatic washing machine, space for a fridge / freezer, central heating radiator, inset sink and drainer

### Dining Room:



Double glazed window, a part glazed external door giving access to the front of the property, laminated flooring, central heating radiator

## FIRST FLOOR:

### Landing:

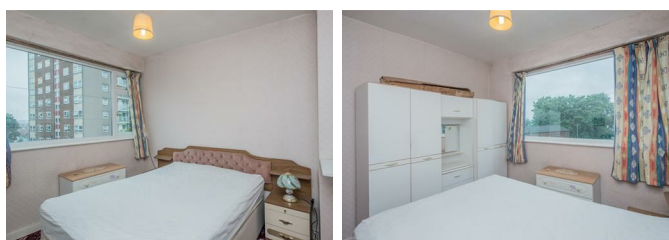
Access to the first floor accommodation

### Bedroom One:



Double glazed windows to the front and rear elevations, two central heating radiators, a spacious room.

### Bedroom Two:



Double glazed window, central heating radiator, fitted wardrobes

**Bedroom Three:**



Double glazed window, central heating radiator

**Bedroom Four:**



Double glazed window

**Bathroom / WC:**



Double glazed window, a three piece bathroom suite

**TO THE OUTSIDE:**

**Gardens:**



The front garden is partly low maintenance and has some planting. The rear garden is mainly low maintenance and has access to a large garage / storage shed / workshop which is in need of full repair / demolition

**EPC Link:**

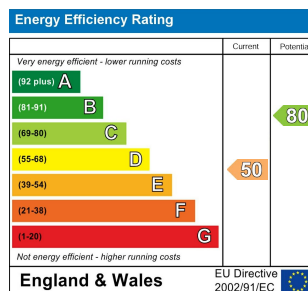
<https://find-energy-certificate.service.gov.uk/energy-certificate/0033-0207-4004-3112-2304?print=true>

**Off Street Parking:**

A driveway provides useful off street parking for two cars

**Council Tax Band & EPC Rating**

Council Tax Band: C / EPC Rating: E



Ground Floor



First Floor

