

# KATH WELLS

ESTATE AGENTS & VALUERS

## 173 Lower Wortley Road Leeds



## 2 Bedroom House - Mid Terrace £169,995

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# 173 Lower Wortley Road, Wortley, Leeds, West Yorkshire, LS12 4PU

## GROUND FLOOR:

### Hallway:

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

### Living Room:



Double glazed bay window, fireplace and hearth with a coal effect living flame fire, central heating radiator, television point

### Fitted Dining Kitchen:



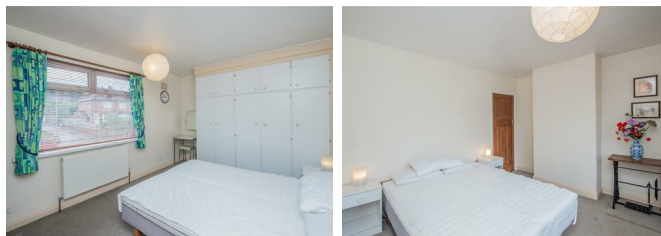
Double glazed window, double glazed external door giving access to the garden, a range of fitted wall, drawer & base units, work surfaces, inset sink and drainer, built under electric oven / grill, gas hob, extractor hood above, integrated fridge, space for a freezer, ample space for a dining table and chairs, central heating radiator, under-stairs storage with plumbing for an automatic washing machine, the central heating boiler is housed in an accessible wall cupboard

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation, access to an insulated loft space

### Bedroom One:



Double glazed window, central heating radiator, a range of fitted wardrobes providing useful storage and hanging space

### Bedroom Two:



Double glazed window, central heating radiator, a range of fitted wardrobes providing useful storage and hanging space

### Shower Room / WC:



Double glazed window, a modern white suite comprising of a glazed shower cubicle with a plumbed shower, wash basin, low flush WC, ladder style central heating radiator / towel warmer, and full height storage cupboard

## TO THE OUTSIDE:

## Gardens:




The front garden is enclosed by a low wall. The rear garden is a good size and has hedge and fenced borders, a lawn, a paved patio / seating area and some planting. There is a brick built storage shed in the rear garden.

## Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: C

## EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2020-1818-4040-0209-2791>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Ground Floor



### First Floor

