

**37 Wood Grove
Leeds**



**3 Bedroom House - Semi-Detached
£265,000**

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

Web Site
www.kathwells.com

email
sales@kathwells.com

37 Wood Grove, Farnley, Leeds, West Yorkshire, LS12 5NN

Ground Floor:

Living Room:



Double glazed window to the front elevation, inset ceiling lighting, central heating radiator, laminated wood floor, wall mounted television point and bracket, open staircase leading to the first floor

Extended Dining Kitchen:



A range of high gloss wall, drawer and base units, complimentary work surfaces, built in wine cooler, integrated fridge freezer and dishwasher, plumbing and space for a washing machine, range oven, 1 1/4 bowl sink and drainer with a mixer tap, two central heating radiators, inset ceiling lighting, plinth lighting, double glazed window to the side and rear elevation, a glazed UPVC door leading to the rear garden

Entrance Hallway:

Access via a part glazed UPVC entrance door, tiled floor

Family Room:

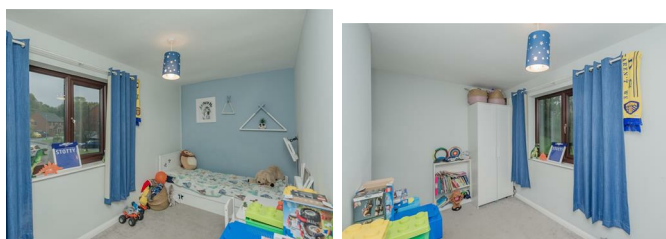
Built in island with built in storage units, an ideal entertaining area

First Floor:

Landing:

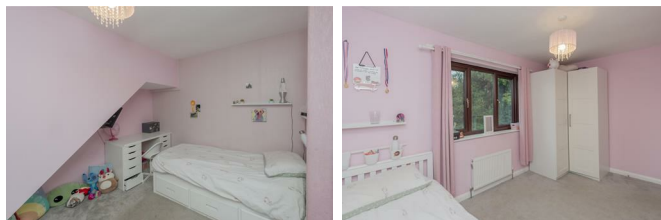
Stairs to the second floor

Bedroom Two:



Double glazed window to the front elevation, central heating radiator

Bedroom Three:



Double glazed window to the rear elevation, central heating radiator

Bathroom / WC:



A three piece suite in white comprising of a bath with a rainfall shower over, a vanity unit with a built in wash basin and a WC, central heating radiator, storage cupboard, double glazed window to the side elevation

Second Floor:

Bedroom One:



Velux window to the front and rear elevation. central heating radiator, built in storage space, inset ceiling lighting, television point, storage to the eaves

To The Outside:



Gardens:



There is an open plan lawned garden to the front. The rear garden is enclosed with a patio, a lawn, a tap and a storage shed

Parking/ Driveway:

There is a driveway to the side providing useful off street parking for up to three cars leading to a detached garage that has power, lighting a front and side entrance door

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2973-5411-4311-1134-1431>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Plan



Ground Floor
Approx. 54.41 sqm.
(585.66 sqft.)



First Floor
Approx. 30.80 sqm.
(331.52 sqft.)



Second Floor
Approx. 10.53 sqm.
(113.34 sqft.)