



## 11 Walkers Green Leeds



### 3 Bedroom House - Semi-Detached £239,995

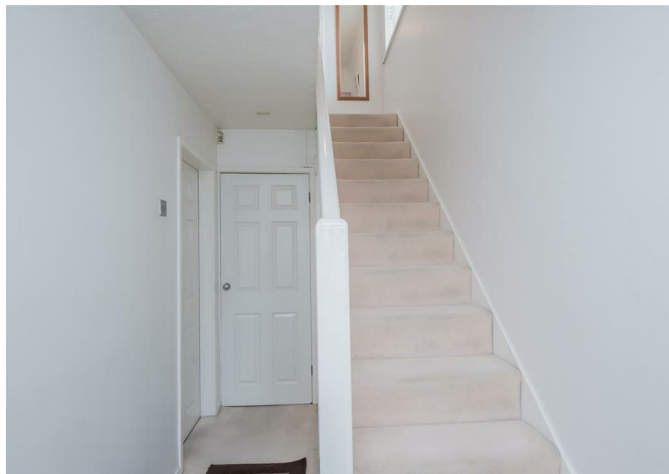
69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
Tel: 0113 231 1033  
Fax: 0113 203 8333

**Web Site**  
[www.kathwells.com](http://www.kathwells.com)

**email**  
[sales@kathwells.com](mailto:sales@kathwells.com)

# 11 Walkers Green, Wortley, Leeds, West Yorkshire, LS12 4UN

## GROUND FLOOR:



### Hallway:

A part glazed front entrance door, central heating radiator, under-stairs storage cupboard, telephone point, stairs rising to the first floor

### Living Room:



Double glazed bay window, fireplace and hearth, central heating radiator, television point, arch through to dining area

### Dining Room:



Double glazed French doors (with built-in Venetian blinds) opening onto the rear garden, ample space for a dining table and chairs, semi open to the kitchen, central heating radiator

### Fitted Kitchen:



Double glazed windows, a part glazed external 'stable door' giving access to the rear garden, a range of fitted wall, drawer & base units, work surfaces, built under electric oven / grill, four burner gas hob with an extractor hood above, built in microwave, plumbing for an automatic washing machine, space for a fridge / freezer, tiled flooring

## FIRST FLOOR:

### Landing:

Double glazed window, access to the first floor accommodation and to an insulated loft space

### Bedroom One:



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

### **Bedroom Two:**



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

### **Bedroom Three:**



Double glazed window, central heating radiator - this room is currently used as a study

### **Bathroom / WC:**



Double glazed window, a four piece suite comprising of a low flush WC and wash basin set into a vanity unit with storage, a panelled twin grip bath, a glazed shower cubicle with a shower

### **TO THE OUTSIDE:**

### **Gardens:**



The rear garden is a good size and has a lawn, a paved seating area / patio, planted borders, a garden shed with power and light, an outside tap, and external lighting. The front garden has a lawn and planted beds.

### **Off Street Parking / Driveway & Detached Garage:**



A driveway runs to the front and side of the property providing useful off street parking and access to a single detached garage with power, light, and an up and over door

### **EPC Link:**

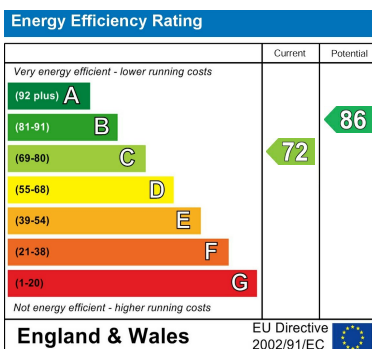
<https://find-energy-certificate.service.gov.uk/energy-certificate/5600-3234-2002-0226-7306>

### **EPC Rating & Council Tax Band:**

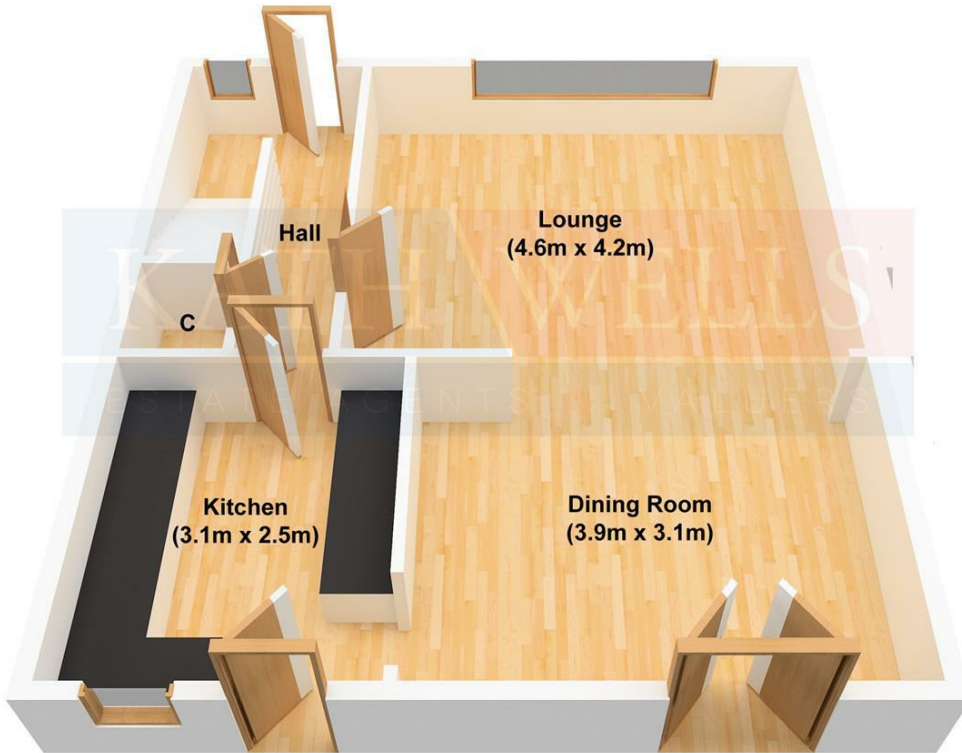
Council Tax Band: C / EPC Rating: C



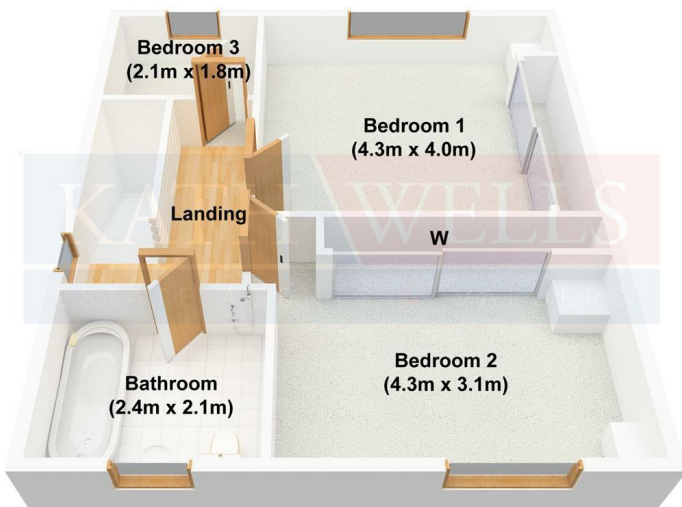
## Energy Efficiency Graph



### Ground Floor



### First Floor



### Garage

