

KATH WELLS

ESTATE AGENTS & VALUERS



184 Whitehall Road, Leeds, LS12 4AR

Offers In The Region Of £185,000

A WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY situated in a popular residential area of Wortley and conveniently located for access to Leeds City Centre and the motorway networks making an ideal purchase for a variety of buyers wishing to live within commuting distance of the major commercial centres of West Yorkshire and beyond.

This property benefits from having DOUBLE GLAZING and GAS CENTRAL HEATING, NEWLY FITTED CARPETS & FLOORING THROUGHOUT and being NEWLY DECORATED.

Briefly throughout and to the ground floor the property comprises of a HALLWAY with stairs rising to the first floor, a good sized LIVING ROOM with a bay window overlooking the first floor and a fireplace and hearth with an inset electric fire, a separate DINING ROOM with patio doors opening onto the rear garden, and a FITTED KITCHEN with an ample range of fitted cabinets.

To the first floor there are TWO DOUBLE BEDROOMS a further SINGLE BEDROOM and a modern BATHROOM / WC with a shower above the bath.

Externally the property benefits from having GARDENS to the FRONT & REAR and a DETACHED SINGLE GARAGE with an up and over door.

GROUND FLOOR:

Entrance Hallway:

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

Living Room:



Double glazed bay window over looking the front garden, central heating radiator, a fireplace and hearth with an inset electric fire

Dining Room:



Double glazed patio doors opening onto the rear garden, central heating radiator, ample space for a dining table and chairs

Fitted Kitchen:



Double glazed window, a part glazed external door giving access to the garden, a range of fitted wall, drawer & base units, work surfaces, built under electric oven / grill, four burner gas hob, extractor hood, space for a fridge / freezer, plumbing for an automatic washing machine, an inset stainless steel sink and drainer

FIRST FLOOR:

Landing:

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

Bedroom One:



Double glazed bay window, central heating radiator

Bedroom Two:



Double glazed bay window, central heating radiator

Bedroom Three:



Double glazed bay window, central heating radiator

Bathroom / WC:



Double glazed windows, a white suite comprising of a panelled bath, a wash basin and WC set into a vanity unit, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:



Off Street Parking / Detached Garage:



A single detached garage with an up and over door, a side window and a side access door

Gardens:



The front garden is enclosed by a hedge and has a lawn. The rear garden is enclosed by fencing and has paved seating areas

EPC Link:

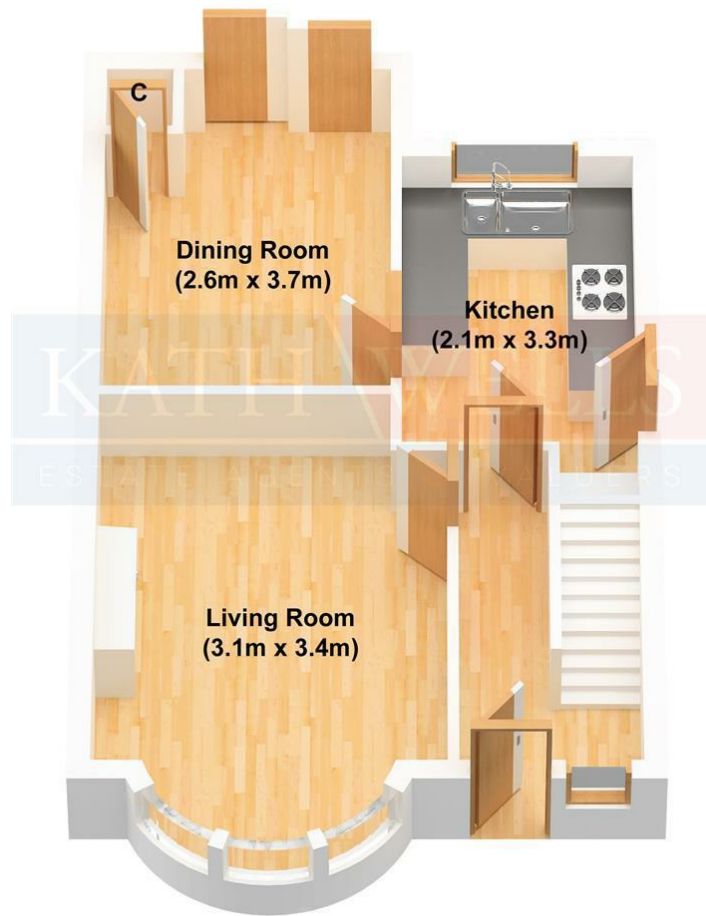
<https://find-energy-certificate.service.gov.uk/energy-certificate/0364-2858-7435-9821-8971>

Council Tax Band & EPC Rating:

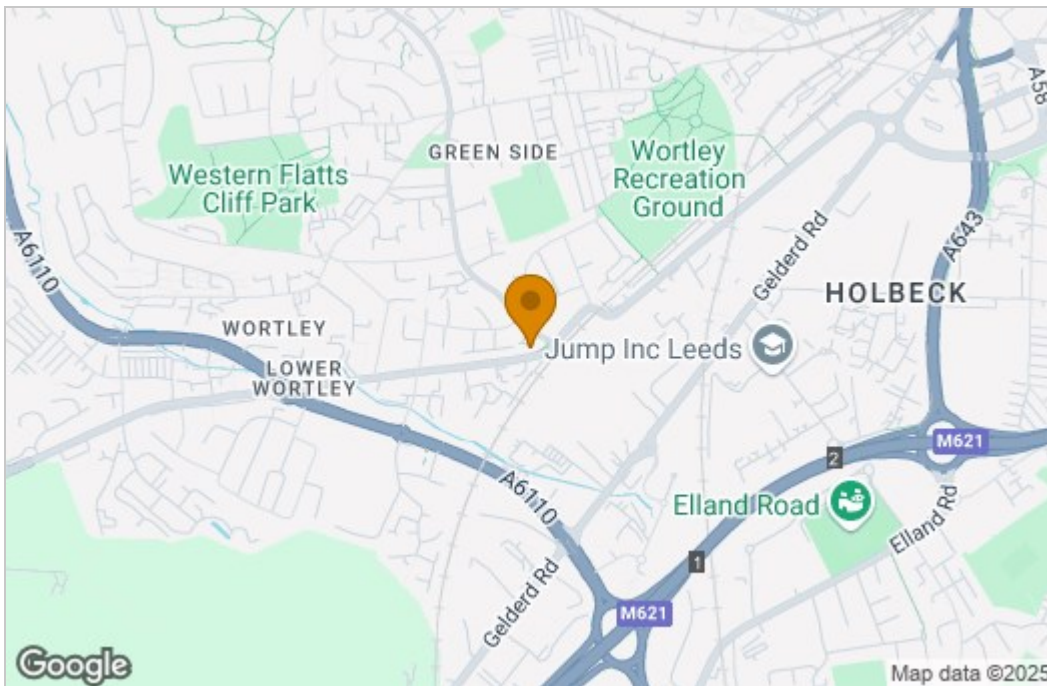
Council Tax Band: B / EPC Rating: D

Floor Plan

Ground Floor



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.