

KATH WELLS

ESTATE AGENTS & VALUERS



17 Greenside Drive, Leeds, LS12 4SF

£214,995

A deceptively spacious THREE BEDROOM SEMI DETACHED / end town house making an ideal home for a variety of purchasers. Situated in a cul de sac position amidst similar style property in a popular residential area of Wortley and conveniently located for access to well regarded schools, and Leeds City Centre. Local amenities can be found within walking distance; gyms, restaurants and bars are a short drive / walk away.

Briefly throughout the property comprises of a HALLWAY with stairs rising to the first floor, a LIVING ROOM with a fireplace and hearth, a large FITTED DINING KITCHEN with external access to the rear garden and ample space for a dining table and chairs. The FITTED KITCHEN has a good range of cabinets and some INTEGRAL APPLIANCES (electric oven / grill, electric hob, extractor hood, dishwasher), TWO FIRST FLOOR DOUBLE BEDROOMS (each of which has a range of BUILT-IN WARDROBES), a further SINGLE BEDROOM, and a BATHROOM / WC with a white suite (shower bath & shower, WC, wash basin).

Externally there are gardens to the front and rear. Both gardens have a lawn and planted shrubs, the rear garden has a paved seating area / patio. A DRIVEWAY runs to the side of the property providing useful OFF STREET PARKING and access to a SINGLE GARAGE.

This property would make an ideal purchase for a variety of buyers and early viewing is highly recommended to avoid disappointment.

EPC Rating: D

Entrance Hallway:



Access via a part glazed front entrance door, double glazed windows, access to the ground floor accommodation, stairs rising to the first floor, understairs storage cupboard with plumbing for an automatic washing machine, meter cupboard

Fitted Dining Kitchen:



Double glazed windows, a part glazed external door giving access to the rear garden, a modern range of fitted wall, drawer & base units, work surfaces, an inset 1 1/4 bowl sink and drainer, island unit / breakfast bar, electric oven / grill, electric hob, extractor hood, integrated dishwasher, space for a fridge / freezer, ample space for a dining table and chairs, central heating radiator, television point, double doors through to the living room

Living Room:



Double glazed window, central heating radiator, television point, a fireplace and hearth with an inset living flame fire

FIRST FLOOR:

Landing:

Access to the first floor accommodation, double glazed window, access to the loft space via a pull down loft ladder

Bedroom One:



Double glazed window, central heating radiator, built in wardrobes providing useful storage and hanging space, television point, laminated flooring

Bedroom Two:



Double glazed window, central heating radiator, built in wardrobes

Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a white suite comprising of a shower bath with a rainfall shower above, wash basin set into a vanity unit, low flush WC, ladder style central heating radiator, inset ceiling lights

TO THE OUTSIDE:

Gardens:



Good sized gardens to the front and rear: to the front there is a lawn with planted shrubs. To the rear there is a paved patio / seating area, a lawn some planting and an outside tap

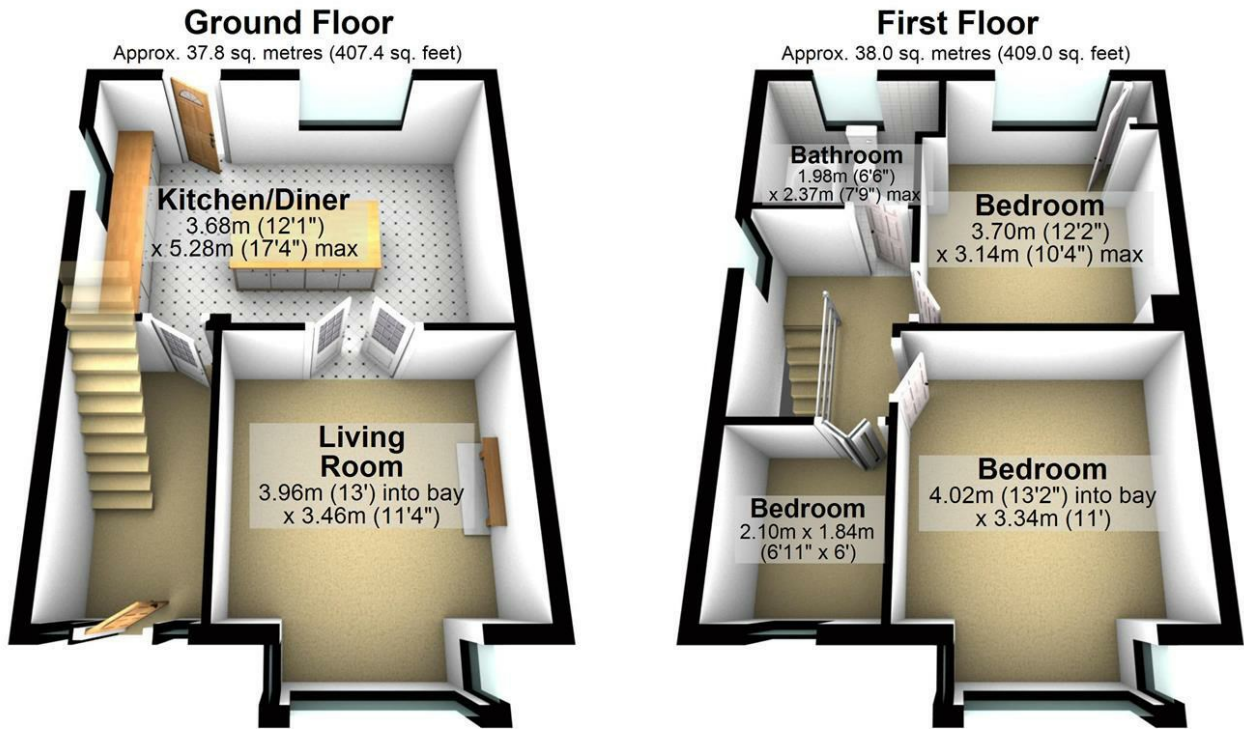
Off Street Parking / Single Garage:

A driveway provides useful off street parking and access to a single detached garage

EPC Link:

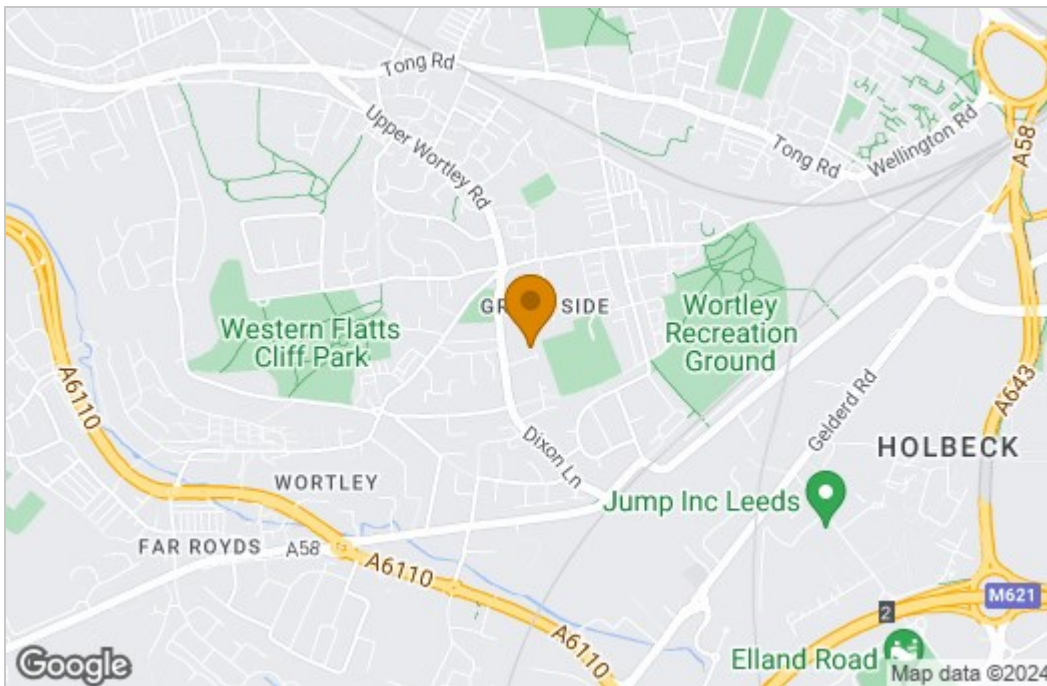
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Floor Plan

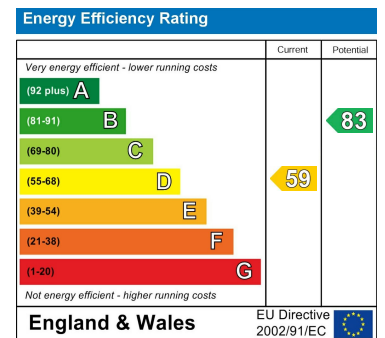


Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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