



## 18 Hough End Garth Leeds



### 3 Bedroom House - Semi-Detached £279,995

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
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# 18 Hough End Garth, Bramley, Leeds, West Yorkshire, LS13 4RS

## GROUND FLOOR:

### Hallway:



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

### Cloakroom / WC:



Double glazed window, a white suite comprising of a low flush WC, wash basin, storage area

### Living Room:



A spacious living room with ample space for furniture; log burning stove, central heating radiator, television point, window to the rear, semi open to the dining room

### Dining Room:



Doors through to the conservatory, space for a dining table and chairs, central heating radiator

### Fitted Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, an inset sink and drainer, gas cooker point, plumbing for an automatic washing machine, space for a fridge / freezer

### Side Hallway:

An external door giving access to the garden, storage cupboards

### Conservatory:



A double glazed conservatory, doors opening onto the rear garden, tiled flooring, central heating radiator

## FIRST FLOOR:

### Landing:

Double glazed window, access to the first floor accommodation

**Bedroom One:**



A good sized double bedroom: double glazed window, central heating radiator

**Bedroom Two:**



A good sized double bedroom: double glazed window, central heating radiator

**Bedroom Three:**



A good sized double bedroom: double glazed window, central heating radiator

**Bathroom / WC:**



Double glazed window, a modern white suite comprising of a shower bath with a glazed side screen and shower above, wash basin, low flush WC, central heating radiator, built-in storage cupboard

**TO THE OUTSIDE:**



**Gardens:**



The front garden is partially enclosed and has a variety of established shrubs. Being a corner plot the rear garden is a good size, private & enclosed, and has lawns, a paved seating area, planted beds containing a variety of ornamental shrubs and trees, and gravel and block paved paths leading to different areas of the garden

**Off Street Parking & Single Garage**

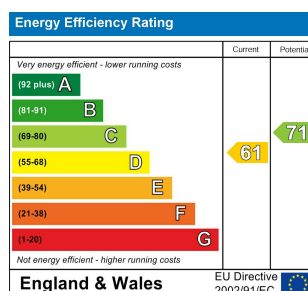
A driveway and hard-standing provide useful off street parking for several cars and access to a single garage with an up and over door.

**EPC Link:**

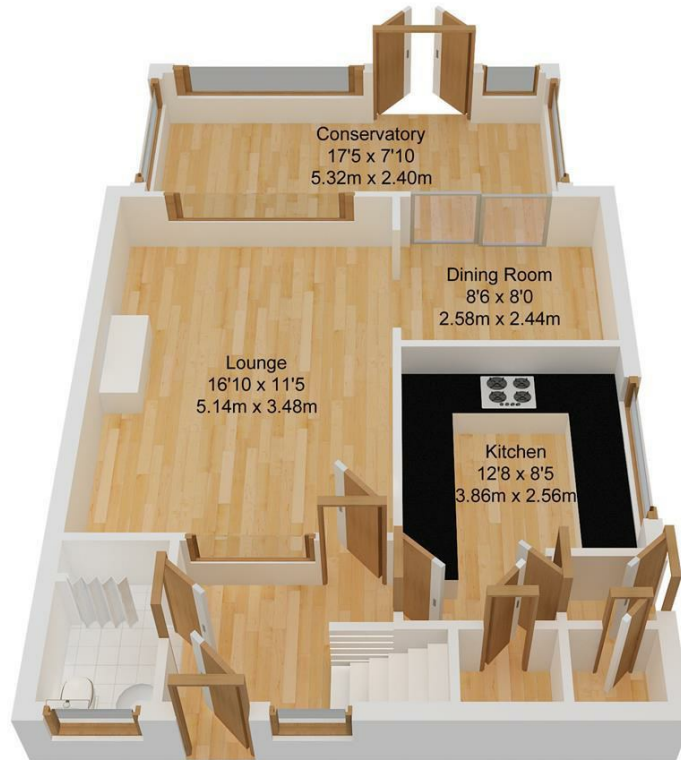
<https://find-energy-certificate.service.gov.uk/energy-certificate/0061-2885-7899-2590-8725>

**EPC Rating & Council Tax Band:**

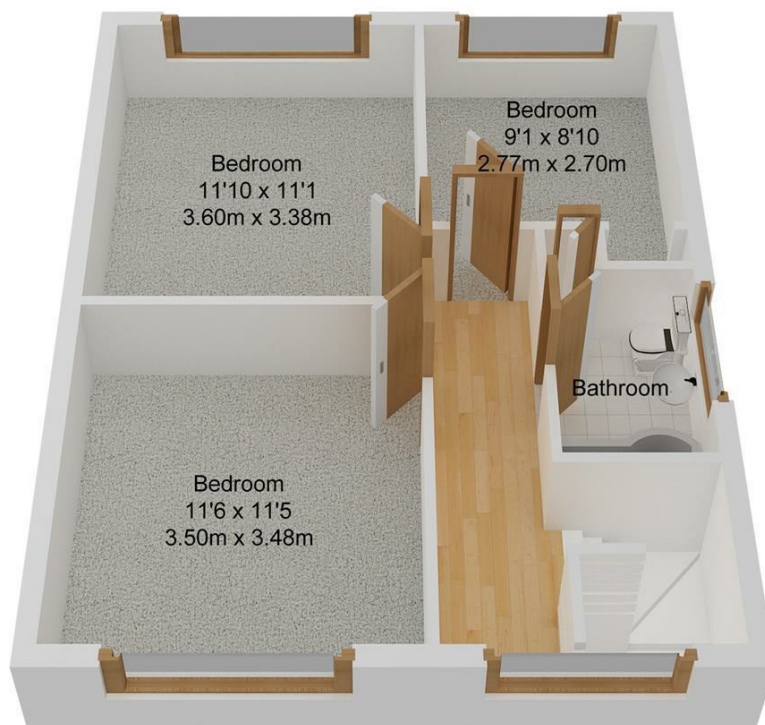
Council Tax Band: C / EPC Rating: D



## Floor Plan



Ground Floor  
Approx. 57.40 sqm.  
(617.40 sqft.)



First Floor  
Approx. 44.30 sqm.  
(476.60 sqft.)