

## 6 Wolley Court Leeds



### 3 Bedroom House - Townhouse £189,950

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Leeds  
West Yorkshire  
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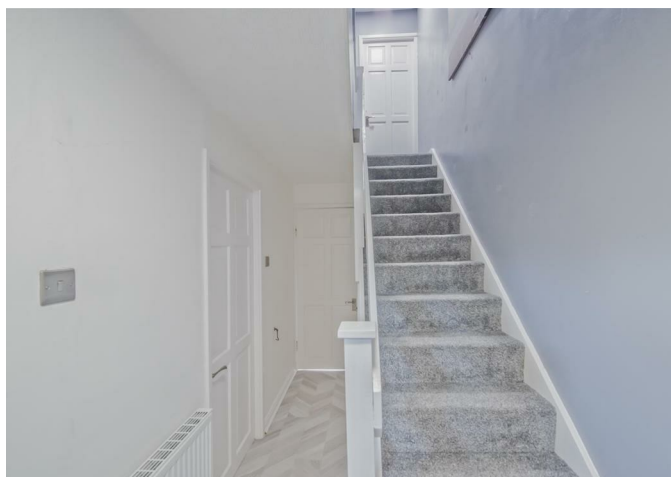
**Web Site**  
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# 6 Wolley Court, New Farnley, Leeds, West Yorkshire, LS12 5QW

## GROUND FLOOR:

### Hallway:



Access via a part glazed front entrance door, stairs rising to the first floor, storage cupboard, under-stairs storage cupboard, central heating radiator

### Fitted Dining Kitchen:



Double glazed window, a modern range of fitted wall and base units, work surfaces, an inset 1 1/4 bowl sink and drainer, built under electric oven / grill, electric hob with a modern extractor above, space for a fridge / freezer, plumbing for an automatic washing machine, ample space for a dining table and chairs

### Living Room:



Double glazed windows, a glazed external door giving access to the rear garden, central heating radiator, television point

## FIRST FLOOR:

### Landing:

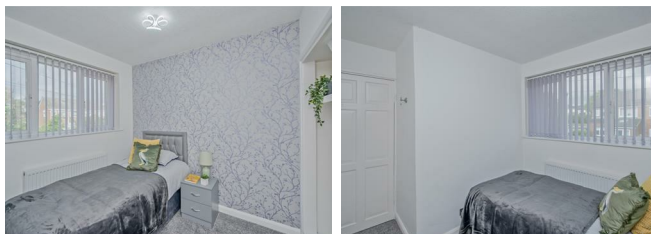
Access to the first floor accommodation, central heating radiator

### Bedroom One:



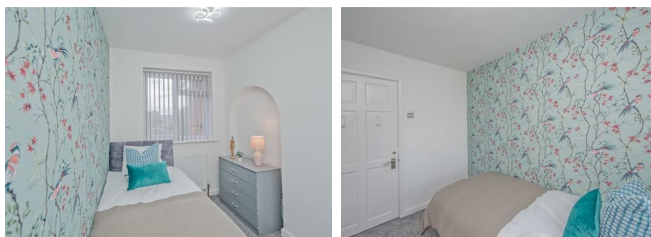
Double glazed window, central heating radiator, ample space for a range of bedroom furniture

### Bedroom Two:



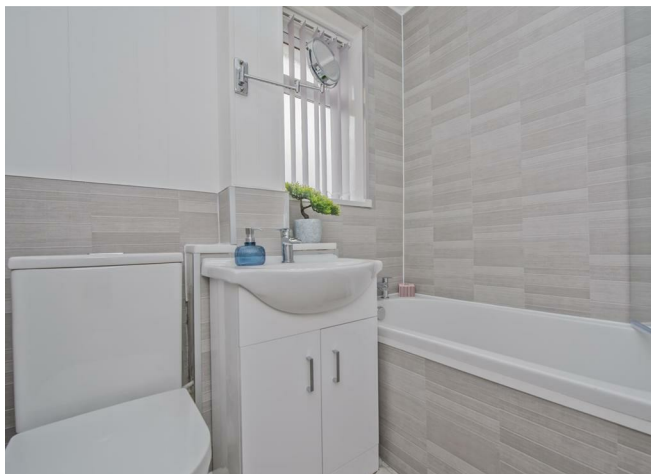
Double glazed window, central heating radiator, ample space for a range of bedroom furniture

### Bedroom Three:



Double glazed window, central heating radiator, a good sized single bedroom

### Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a plumbed shower above (rainfall head and hand wand) and a glazed side screen, wash basin set into a vanity unit, low flush WC

## **Loft Room:**



Stairs rise from the landing to the loft space which has a double glazed Velux window, power and light.

## **TO THE OUTSIDE:**

### **Gardens:**



The front garden is enclosed by fencing and is mainly low maintenance with a paved seating area, gravel beds, outside storage, an outside tap, and some planting. The rear garden is enclosed and mainly low maintenance with a paved seating area.

### **Parking:**

On-street parking

### **EPC Link:**

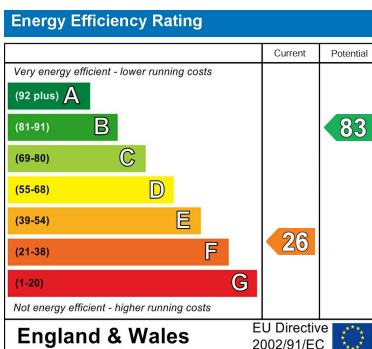
<https://find-energy-certificate.service.gov.uk/energy-certificate/0030-2521-4090-2229-6731>

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

Council Tax Band: B / EPC Rating: F

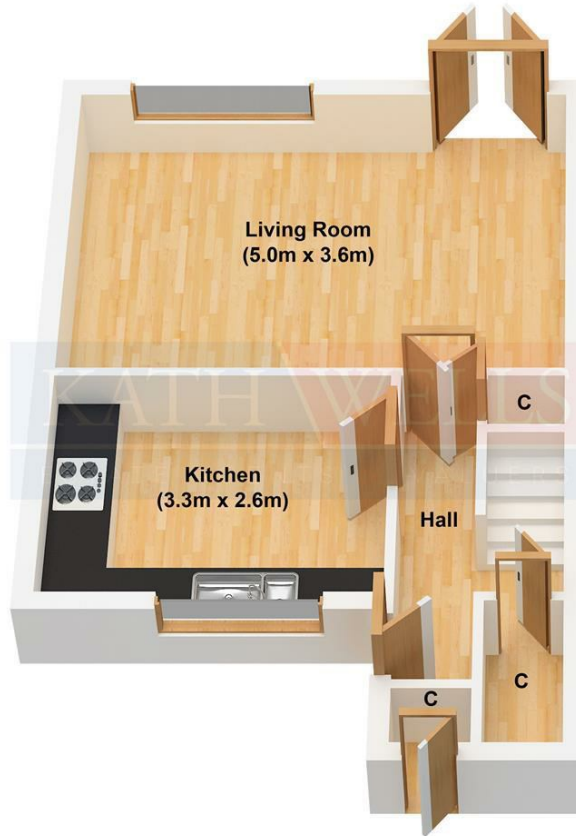


## Energy Efficiency Graph



# Floor Plan

## Ground Floor



## First Floor

