



## 182 Town Street Leeds



## 4 Bedroom House £199,995

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)

# 182 Town Street, Armley, Leeds, West Yorkshire, LS12 3RF

## Ground Floor:

### Entrance Hallway:

Access via a wood panelled door, central heating radiator

### Living Room:



Double glazed bay window to the front elevation, wood and tiled fire place, central heating radiator, ceiling coving, ceiling rose, picture rail

### Dining Kitchen:



A range of wall, drawer and base units, complimentary work surfaces, plumbing for a washing machine, stainless steel sink and drainer with a mixer tap, space for a fridge freezer, built in electric oven, four ring gas hob, two central heating radiators, laminated wood floor, window to the rear elevation, a part glazed wood door leading to the rear garden

### Cellars:

Split into three rooms with power and lighting

### First Floor:

### Landing:

Stairs to the second floor

## Bedroom One:



Double glazed window to the front elevation, central heating radiator, ceiling coving, picture rail, airing cupboard

## Bedroom Four:



Window to the rear elevation, central heating radiator, picture rail, fitted wardrobes

## Bathroom / WC:



A four piece suite in white comprising of a bath, a shower cubicle, a wash basin and a WC, central heating radiator, double glazed window to the rear elevation

## Second Floor:



### **Bedroom Two:**



Velux window to the rear elevation, laminated wood floor, central heating radiator

### **Bedroom Three:**



Velux window to the front elevation, feature fire place, storage to the eaves, central heating radiator

### **Jack & Jill En Suite**



A three piece suite comprising of a shower cubicle, a wash basin and a WC, extractor fan, central heating radiator

### **To The Outside:**



### **Gardens:**



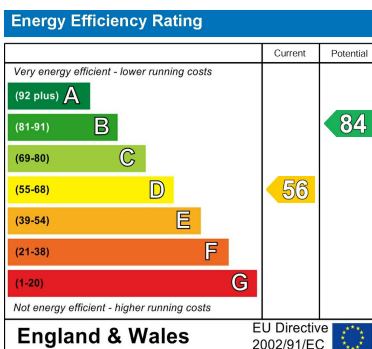
There is a low maintenance garden to the front and an enclosed paved garden to the rear

### **EPC Link:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/9010-2629-7020-2290-7735>

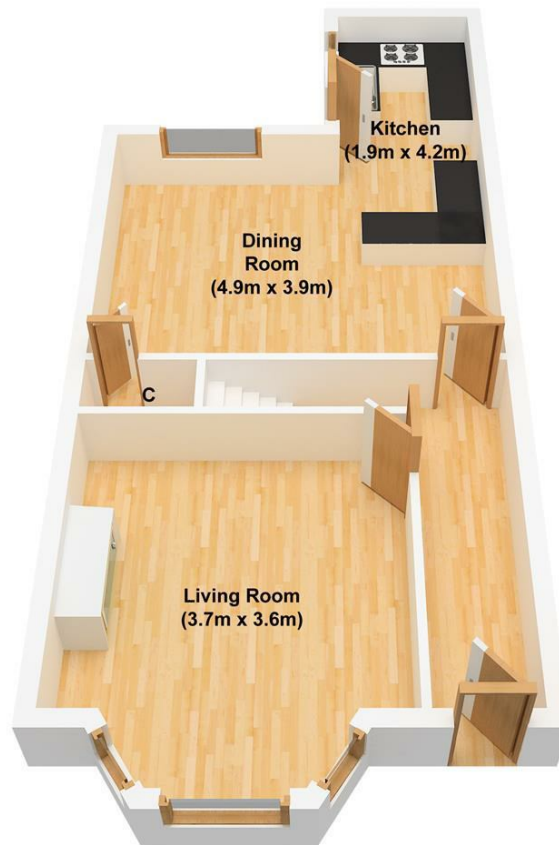


## Energy Efficiency Graph

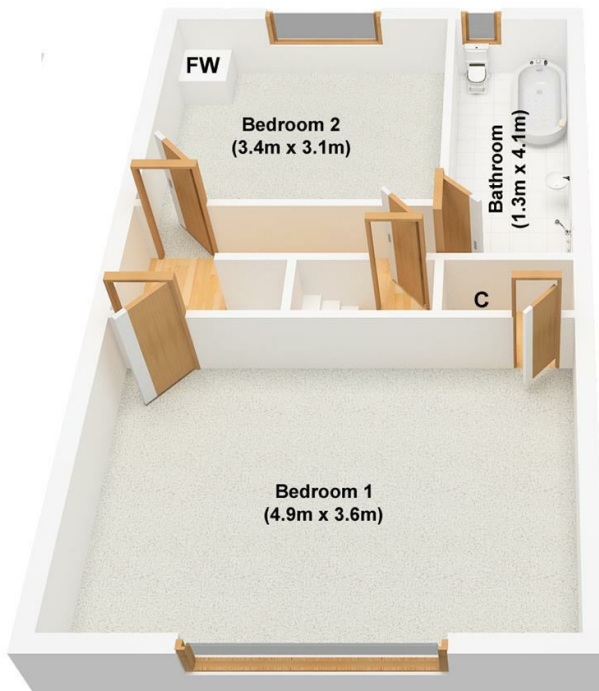


# Floor Plan

## Ground Floor



## First Floor



## Second Floor

