



603 Leeds & Bradford Road Leeds



3 Bedroom House £195,000

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GROUND FLOOR:

Entrance Hall:

Carolina style, outer double glazed front door, central heating radiator, double glazed window to the side elevation, spacious area offering access to all downstairs accommodation and stairs leading to the first floor. Under stair cupboard ideal for storage.

Lounge:



Larger than usual, being open planned to the entrance area, large bay window to the front elevation offering elevated long distance views, two central heating radiators, recessed to both sides of the chimney breast. Access to the dining room.

Dining Room:



Good size room with patio doors offering plenty of natural light and opening onto the garden area to the rear. Open plan to the kitchen.

Kitchen:



Half glazed external double glazed door leading to a well equipped but dated galley style kitchen offering a range of wall, base and drawer units with work surface over, stainless steel sink unit with mixer tap, tiled splash back, gas hob and electric oven. The boiler is also fitted into one of these cupboards.

FIRST FLOOR:

Stairs and Landing To The First Floor

Double glazed window to the side elevation, central heating radiator, access to all rooms and the loft via a drop down loft hatch.

Bedroom One:



Large double glazed window to the front elevation, central heating radiator, recessed to both sides of the chimney breast.

Bedroom Two:



Double glazed window to the rear elevation, central heating radiator, fitted storage cupboard.

Bedroom Three:



Double glazed window to the front elevation, central heating radiator.

Bathroom/W.C



Frosted double glazed window to the rear elevation, fully tiled with vent axia fan, three piece suite with white low flush w.c, pedestal wash hand basin and panelled bath with electric shower over.

OUTSIDE:

Garden To The Front Side And Rear



Extensive garden space to the front side and rear with wrap around lawn to the front, driveway for multiple cars to the side, and an enclosed garden, again larger than average to the rear which could be landscaped into a wonderful, useable space.

EPC LINK:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2707-8234-1002-0104-7602>

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 81 |
| (69-80) C | | 65 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Floor Plan