



9 Wolley Avenue Leeds



3 Bedroom House - End Town House £229,995

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9 Wolley Avenue, New Farnley, Leeds, West Yorkshire, LS12 5DX

GROUND FLOOR:

Hallway:

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

Downstairs WC:



Double glazed window to the side elevation, low flush WC

Living Room:



Double glazed windows to the front and rear elevations, television point, central heating radiator, dining area with ample space for a table and chairs

Fitted Breakfast Kitchen:



Double glazed window, a part glazed external door, a modern range of recently fitted wall, drawer & base units, work surfaces, a range of integral kitchen appliances (built under electric oven / grill, an electric hob with an extractor above, fridge / freezer, automatic washing machine), an inset sink and drainer with a mixer tap, breakfast bar, central heating radiator

Rear Hallway / Porch:

Part glazed external doors to the rear and side gardens, access to a large storage room

FIRST FLOOR:

Landing:

Access to the first floor accommodation, storage cupboard

Bathroom / WC:



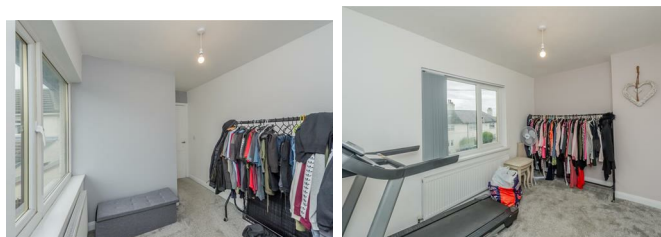
Double glazed window, a modern recently fitted white suite comprising of a panelled bath with a glazed side screen and a shower above, wash basin set into a vanity unit, low flush WC, central heating radiator

Bedroom One:



Double glazed windows to the front and rear elevations, central heating radiator, ample space for a range of bedroom furniture and wardrobes

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator

TO THE OUTSIDE:



Gardens:



The front and side gardens are a good size and have paved areas with some planting. The rear garden is a good size and benefits from having a seating area, a large lawn, mature beds containing shrubs and small trees and an outside tap. At the end of this rear garden there is access to a further garden which has a greenhouse, an ornamental fish pond and a large storage shed / summer house which could be converted into a home office

Parking:

The property currently has on street parking but there is space to create a driveway / off street parking to the front / side of the property (subject to planning consent)

EPC Link:

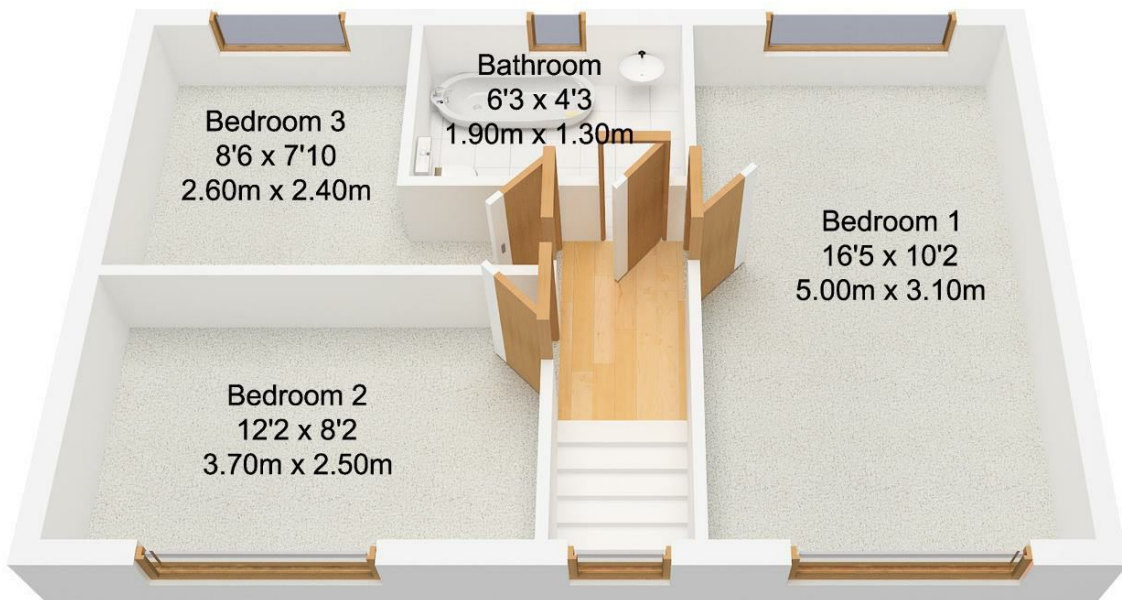
<https://find-energy-certificate.service.gov.uk/energy-certificate/0977-2816-7739-2090-7235>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Plan



Ground Floor
Approx. 43.39 sqm.
(467.04 sqft.)



First Floor
Approx. 39.50 sqm.
(425.17 sqft.)