



24 Kellett Walk Leeds



4 Bedroom House - Semi-Detached £325,000

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24 Kellett Walk, Wortley, Leeds, West Yorkshire, LS12 4AN

GROUND FLOOR:

Hallway / Porch:

Access via a front entrance door, door through to living room

Living Room:



Double glazed window, open plan stairs (with a modern banister) rising to the first floor, television point, central heating radiator

Dining Room:



Double glazed window, central heating radiator, semi open plan to the Sitting Room, ample space for a dining table and chairs

Sitting Room:



Double glazed French doors opening onto the rear garden, central heating radiator, open plan to the Fitted Kitchen, semi open plan to the Dining Room

Fitted Kitchen:



Double glazed window overlooking the rear garden, a part glazed external door, open plan to the Sitting Room, a modern range of fitted wall, drawer & base units, work surfaces, a range style cooker with an extractor above, an inset 1 1/4 bowl sink and drainer, plumbing for a dishwasher, tiled flooring, inset ceiling lights

Utility Room:

Plumbing for an automatic washing machine, storage cupboards

FIRST FLOOR:

Landing:



Access to the first floor accommodation, central heating radiator, a modern balustrade, access to the loft space

Bedroom One:



Double glazed window, central heating radiator, a range of wardrobes (included in the purchase price), television point

En-suite Shower Room / WC:



Double glazed window, a modern suite comprising of a walk-in shower area with a glazed screen and a rainfall shower, wash basin set into a vanity unit, low flush WC, modern wall and floor tiling, ladder style central heating radiator / towel warmer

Bedroom Four:



Double glazed window, central heating radiator

Bedroom Two:



Double glazed window, central heating radiator, television point

Family Bathroom / WC:



Double glazed window, a modern suite comprising of a panelled bath with shower mixer taps, a wash basin set into a vanity unit, low flush WC, extractor fan, ladder style central heating radiator / towel warmer, modern tiling

Bedroom Three:



Double glazed window, central heating radiator

TO THE OUTSIDE:

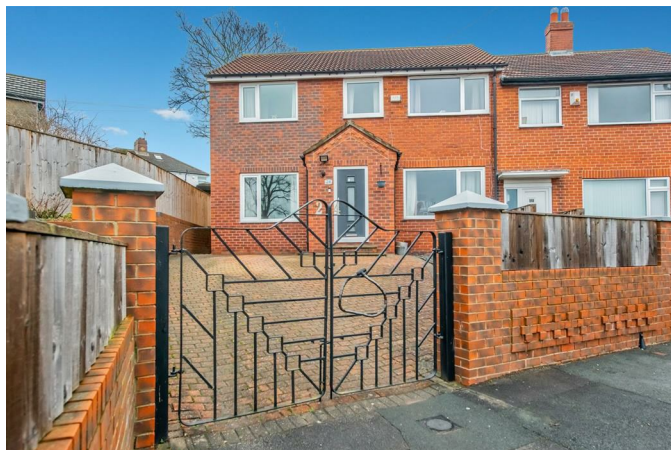


Gardens:



The front garden is a good sized and has low maintenance areas, and a planted area enclosed by fencing and a low wall. The rear garden is enclosed by a stone wall and fencing and benefits from having a decked patio / seating area, a low maintenance area, a lawn, planted beds, a garden shed and an outside tap.

Off Street Parking:



A block paved driveway provides useful off street parking

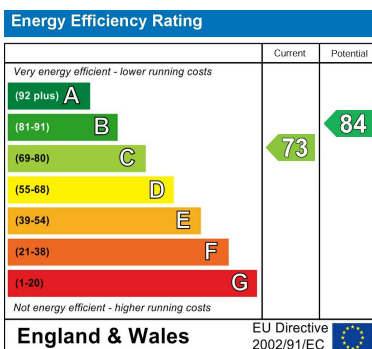
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2000-3912-6050-9208-2795>

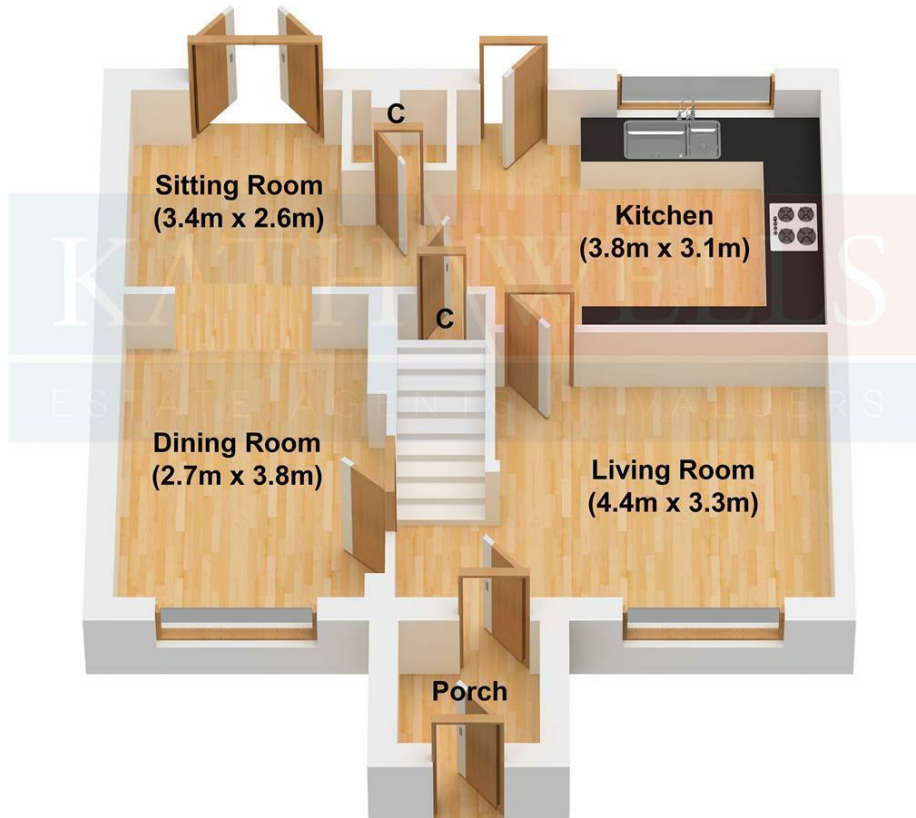
Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: C

Energy Efficiency Graph



Ground Floor



First Floor

