



5 Water Lane Leeds



4 Bedroom Bungalow - Semi Detached £325,000

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5 Water Lane, Farnley, Leeds, West Yorkshire, LS12 5LX

GROUND FLOOR:

Hallway:

Access via a part glazed front entrance door, central heating radiator

Living Room:



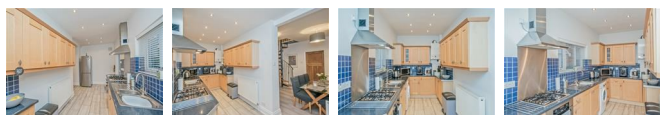
A spacious living room, double glazed bay window, fire surround and hearth with a living flame gas fire, two central heating radiators, ceiling fan / light

Dining Room:



Semi open plan to the fitted kitchen, laminate / tiled flooring, central heating radiator, spiral staircase rising to the first floor.

Fitted Kitchen:



Double glazed window, a double glazed French door giving access to the rear garden, a modern range of fitted wall, drawer & base units, work surfaces, an inset 1 1/4 bowl sink and drainer, built under electric oven / grill, four burner gas hob, extractor hood, plumbing for an automatic washing machine, space for a fridge / freezer, central heating radiator, space for a breakfast table and chairs

Bedroom One:



Double glazed window, a feature fire place, central heating radiator

Bedroom Two:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a modern white suite comprising of a paneled bath with shower mixer taps, a wash basin set into a vanity unit, a glazed shower cubicle with a rainfall shower, low flush WC, central heating radiator & towel warmer, inset ceiling lights

FIRST FLOOR:

Landing:

Access to the first floor accommodation

Bedroom Three:



Double glazed Velux window, central heating radiator, a large storage area / space for wardrobes, storage to the eaves

Bedroom Four:



Double glazed window, central heating radiator, storage to the eaves

TO THE OUTSIDE:

Garden Room / Home Office:



A purpose built garden room / home office, double glazed sliding doors to the front aspect, laminated flooring, television point, inset ceiling lights

Gardens:



The front garden is a good sized and has a lawn. The rear garden is enclosed and has a lawn, a paved patio / seating area, a garden shed, a feature tree planted in the lawn, an outside tap, and a BBQ area

Off Street Parking / Detached Garage / Driveway:



A driveway provides and hard-stranding provides useful off street parking and access to a single detached garage with power, light, and side access to the garden

EPC Link:

tba

Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: tba

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

Ground Floor



First Floor

