

7 Ryedale Avenue Wortley



Two Bedroom Semi Detached Offers in the region of: £159,995

69 Lower Wortley Road
Wortley
Leeds
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

Web site
www.kathwells.com

e-mail
sales@kathwells.com

7 Ryedale Avenue Wortley, LS12 4TQ

* IN NEED OF MODERNISATION * * GAS CH & DG * * OFF STREET PARKING * * FRONT & REAR GARDENS * * POPULAR LOCATION IN LS12 * * VIEWING HIGHLY ADVISED * NO ONWARD CHAIN ON COMPLETION *

Located in a sought after residential area of Wortley and conveniently situated for access to local amenities, schools, Leeds City centre and the Motorway networks. This nicely proportioned TWO BEDROOM SEMI DETACHED is being offered with NO ONWARD CHAIN ON COMPLETION making it perfect for a variety of buyers

On entering the property the HALLWAY has stairs rising to the first floor and access to the ground floor accommodation. The LIVING ROOM has a large window overlooking the front garden. The KITCHEN has external access to the side of the property There is a BATHROOM/ WC with a four piece suite and a good sized under stairs storage cupboard.

To the first floor there are TWO DOUBLE BEDROOMS. and a WC.

Externally the GARDENS are to the front and rear of the property. The rear garden is a good size and has a lawn. A DRIVEWAY provides useful OFF STREET PARKING to the side of the property.

Early internal viewing is highly recommended to fully appreciate the benefits, potential and space on offer. Viewings can be arranged by contacting our office.

EPC Rating:D

The Property Benefits From:

Chain Free on Completion, In Need of Modernisation, DG & Gas CH, Off Street Parking, Front & Rear Gardens, Viewing Highly Advised

The Property Comprises of:

Entrance Hallway, Living Room, Dining Kitchen, Downstairs Bathroom/ WC, Two Bedrooms, Upstairs WC

ACCOMMODATION

(All measurements are approximate)

Ground Floor:

Entrance Hallway:

Access via a part glazed UPVC front entrance door, laminated wood floor, two central heating radiators

Living Room:

Double glazed window to the front elevation, central heating radiator, stone fire place



Kitchen:

Double glazed window to the rear and side elevation, central heating radiator, laminated wood floor, plumbing for a washing machine, stainless steel sink and drainer, a UPVC part glazed door leading to the side elevation



Bathroom / WC:

A four piece bathroom comprising of a panelled bath, a wash basin, a WC and a wall mounted electric shower, central heating radiator, under stairs storage cupboard



First Floor:

Landing:

Access to the loft space

Bedroom One:

Double glazed window to the front elevation, central heating radiator



Bedroom Two:

Double glazed window to the front elevation, central heating radiator



WC:

A two piece suite comprising of a wash basin and a WC



To The Outside:

Gardens:

There is a pebbled garden to the front. The rear garden is enclosed with a lawn



Parking:

There is a block paved driveway to the front providing useful off street parking

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0239-0207-6802-7315-2204>

Floor Plan 1



Total Area: 73.1 m² ... 787 ft²

All measurements are approximate and for display purposes only

Floor Plan 2

Floor Plan 3

