

184 Whitehall Road Leeds



3 Bedroom House - Link Detached £185,000

69 Lower Wortley Road Wortley Leeds West Yorkshire LS12 4SL Tel: 0113 231 1033 Fax: 0113 203 8333 Web Site www.kathwells.com

email sales@kathwells.com

184 Whitehall Road, Wortley, Leeds, West Yorkshire, LS12 4AR

GROUND FLOOR:

Entrance Hallway:

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

Living Room:







Double glazed bay window over looking the front garden, central hating radiator, a fireplace and hearth with an inset electric fire

Dining Room:







Double glazed patio doors opening onto the rear garden, central heating radiator, ample space for a dining table and chairs

Fitted Kitchen:











Double glazed window, a part glazed external door giving access to the garden, a range of fitted wall, drawer & base units, work surfaces, built under electric oven / grill, four burner gas hob, extractor hood, space for a fridge / freezer, plumbing for an automatic washing machine, an inset stainless steel sink and drainer

FIRST FLOOR:

Landing:

Access to the first floor accommodation, access to the loft space

Bedroom One:





Double glazed bay window, central heating radiator

Bedroom Two:





Double glazed bay window, central heating radiator

Bedroom Three:





Double glazed bay window, central heating radiator

Bathroom / WC:





Double glazed windows, a white suite comprising of a panelled bath, a wash basin and WC set into a vanity unit, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:



Off Street Parking / Detached Garage:



A single detached garage with an up and over door, a side window and a side access door

Gardens:





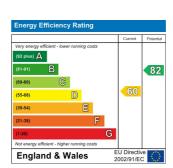
The front garden is enclosed by a hedge and has a lawn. The rear garden is enclosed by fencing and has paved seating areas

EPC LInk:

https://find-energy-certificate.service.gov.uk/energy-certificate/0364-2858-7435-9821-8971

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D



Floor Plan