



## 184 Whitehall Road Leeds



### 3 Bedroom House - Link Detached £185,000

69 Lower Wortley Road  
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# 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 heating 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

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) A  |  |                         |           |
| (81-91) B  |  |                         | 82        |
| (69-80) C  |  |                         |           |
| (55-68) D  |  | 60                      |           |
| (39-54) E  |  |                         |           |
| (21-38) F  |  |                         |           |
| (1-20) G   |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| England & Wales                                    |  | EU Directive 2002/91/EC |           |

## Floor Plan