

KATH WELLS

ESTATE AGENTS & VALUERS



22 Windmill Court, Leeds, LS12 4WB Offers In The Region Of £169,995

* CHAIN FREE ON COMPLETION ** MODERN INTERIOR ** RECENTLY RE DECORATED ** TWO DOUBLE BEDROOMS ** DOWNSTAIRS WC ** FRONT & REAR GARDENS ** CH & DG ** DEDICATED PARKING SPACE ** POPULAR RESIDENTIAL AREA *

Early internal viewing is recommended for this TWO BEDROOM TOWN HOUSE situated on a modern and popular development in Wortley which is being offered with NO ONWARD CHAIN ON COMPLETION.

Briefly throughout the property comprises of a HALLWAY, a DOWNSTAIRS CLOAKROOM / WC, a FITTED KITCHEN with an ample range of fitted units, a LIVING ROOM with French doors opening onto the rear garden, TWO DOUBLE BEDROOMS and a BATHROOM / WC with a white suite. Externally there are GARDENS to the front and rear and OFF STREET PARKING available.

Leeds city centre is a only short drive / bus route away, supermarkets, schools and other local amenities are only a short walk away. Internal viewing can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com. EPC Rating: C

GROUND FLOOR:

Entrance Hallway:

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

Downstairs Cloak Room / WC:



Double glazed window to the front elevation, central heating radiator, WC and wash basin

Fitted Breakfast Kitchen: 12'05" x 8'01" (3.78 x 2.46)



Double glazed window to the front elevation, a range of fitted wall, drawer and base units, complimentary work surfaces, breakfast bar, built under electric oven / grill, four ring gas hob with an extractor above, an inset stainless steel sink and drainer, plumbing for an automatic washing machine, space for a fridge / freezer, inset ceiling lighting, central heating radiator, double glazed window to the front elevation

Open Plan Living / Dining Room: 15'07" x 14'06" (4.75 x 4.42)



Double glazed French doors opening onto the rear garden, television and telephone points with connections, central heating radiator, stairs rising to the first floor

FIRST FLOOR:

Landing:

Access to the first floor accommodation, access to a part boarded insulated loft space

Bedroom One: 12'05" x 9'02" (3.78 x 2.79)



Double glazed window to the front elevation, central heating radiator

Bedroom Two: 11'09" x 11'00" (3.58 x 3.35)



Double glazed window to the rear elevation, central heating radiator, airing / storage cupboard

Bathroom / WC: 8'00" x 5'00" (2.44 x 1.52)



Double glazed window to the rear elevation, a white suite comprising of a panelled bath with a shower over, a wash basin and a WC, central heating radiator, tiled floor

TO THE OUTSIDE:

Gardens:



The front garden is open plan and has a lawn and a path leading to the front entrance door. The rear garden is enclosed by fencing and has a paved patio / seating area, a lawn, planted beds and a garden shed

Parking Space:

The property benefits from having a dedicated parking space to the front

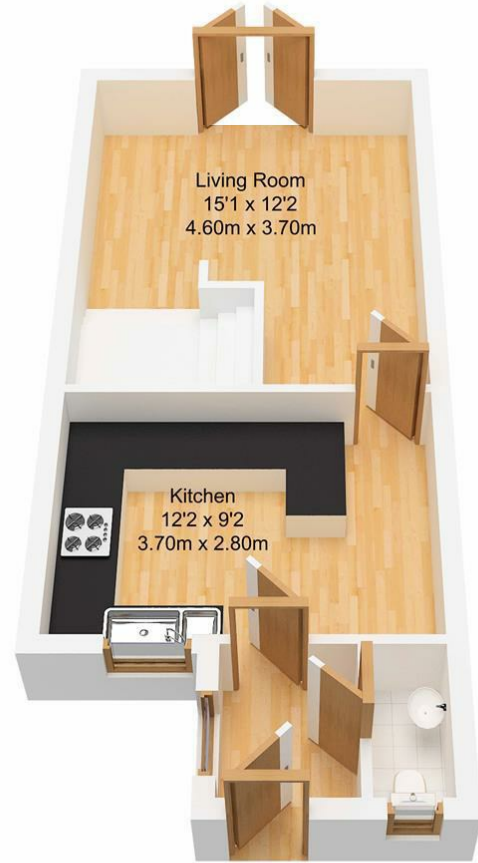
EPC LINK:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9588-0038-7253-4866-0900>

Floor Plan



First Floor
Approx. 27.75 sqm.
(298.69 sqft.)



Ground Floor
Approx. 31.02 sqm.
(333.89 sqft.)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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