



## 9 Kings Approach Leeds



### 4 Bedroom House - Detached £439,999

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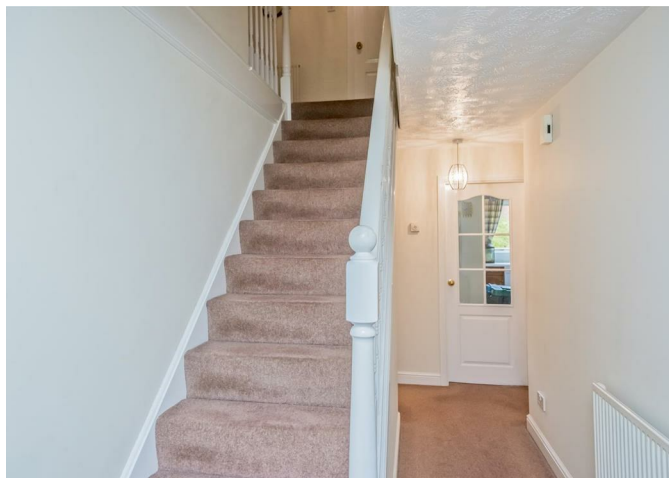
**Web Site**  
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# 9 Kings Approach, Bramley, Leeds, West Yorkshire, LS13 2DX

## GROUND FLOOR:

### Hallway:



Access via a part glazed front entrance door (from a 'storm porch'), double glazed window, central heating radiator, stairs rising to the first floor, under-stairs storage cupboard

### Cloakroom / WC:



Double glazed window, central heating radiator, low flush WC, wash basin

### Living Room:



Double glazed bay window, a fire surround and hearth with a living flame gas fire, television point, two central heating radiators, double doors through to the dining room

### Dining Room:



Double glazed French doors giving access to the decked patio area and rear garden, double doors through to the living room, central heating radiator

### Fitted Breakfast Kitchen:



Double glazed windows, a part glazed external door giving access to the rear garden, a good sized breakfast area with ample space for a table and chairs, a range of fitted wall, drawer & base units, display cabinets & shelving, work surfaces, eye level double oven / grill, four burner gas hob with an extractor above, an inset 1 1/4 bowl sink and drainer, plumbing for a dishwasher, integral fridge / freezer

### Sitting Room / Home Office:



A multi-purpose room which could be used as a home office / play-room, cinema room, or sitting room; solid oak flooring, central heating radiator, double glazed window, access to the utility room



## Utility Room:



A part glazed external door giving access to the rear garden, three stainless steel sinks, ample space for a freezer. Door through to the storage garage which has plumbing for an automatic washing machine and space for a tumble dryer

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation, access to the loft space, two large storage cupboards, central heating radiator

### Bedroom One:



Double glazed window, central heating radiator, a range of 'five door' fitted wardrobes providing useful storage and hanging space

### En-suite Bathroom / WC:



Double glazed window, a panelled bath with a plumbed shower over, wash basin set into a vanity unit, low flush WC, central heating radiator

## Bedroom Two:



Double glazed window, central heating radiator, a range of 'three door' fitted wardrobes providing useful storage and hanging space

## Bedroom Three:



Double glazed window, central heating radiator, a range of 'three door' fitted wardrobes providing useful storage and hanging space

## Bedroom Four:



Double glazed window, central heating radiator, a range of 'two door' fitted wardrobes providing useful storage and hanging space

## Family Bathroom / WC:



<https://find-energy-certificate.service.gov.uk/energy-certificate/2030-0450-5040-3295-2701>

Double glazed window, central heating radiator, a four piece suite comprising of a panelled bath, wash basin, low flush WC, and a shower cubicle with a plumbed shower

## TO THE OUTSIDE:

### Gardens:



The front garden is open plan and laid to lawn with some planting. The rear garden is a good size, enclosed, and has a decked patio / seating area, a large lawn, established planting, an outside tap, and a garden shed

### Off Street Parking / Storage Garage:



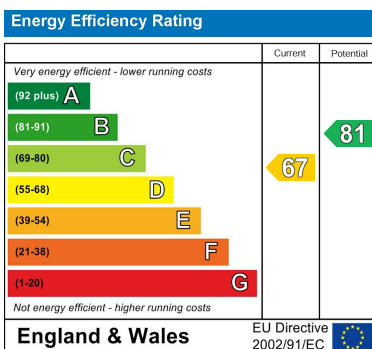
A driveway provides useful off street parking. The integral garage has been converted to a storage garage and retains the up and over door

### EPC Rating & Council Tax Band:

EPC Rating: D / Council Tax Band: E

### EPC Link:

## Energy Efficiency Graph



# Floor Plan

## Ground Floor



## First Floor

