



8 Lower Wortley Road Leeds



3 Bedroom House - Terraced £154,995

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8 Lower Wortley Road, Wortley, Leeds, West Yorkshire, LS12 4TE

GROUND FLOOR:

Living Room:

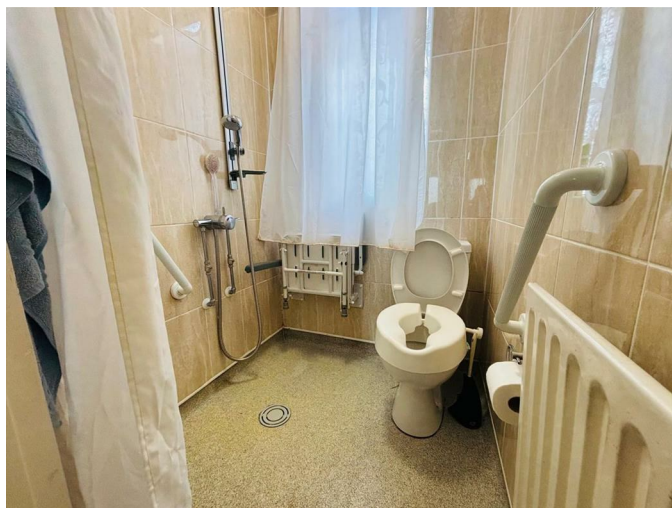


Entrance via a part glazed front entrance door, double glazed window, central heating radiator, fire place & hearth

Inner Hallway:

Stairs rising to the first floor, central heating radiator

Downstairs Wet Room / WC:



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

Fitted Kitchen:



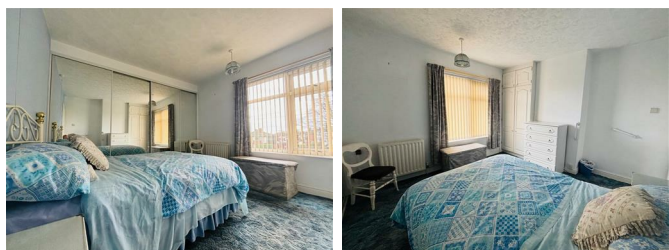
Part glazed rear door giving access to the rear garden, double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooker point, inset sink & drainer, ample space for a fridge / freezer, plumbing for an automatic washing machine, storage space, central heating radiator

FIRST FLOOR:

Landing:

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

Bedroom One:



Double glazed window, central heating radiator, a range of fitted wardrobes

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:

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

TO THE OUTSIDE:



Gardens:



The rear garden is a good size & comprises of a paved patio, is low maintenance & fully enclosed. The front garden is also paved and fully enclosed.

Council Tax Band & EPC Rating:

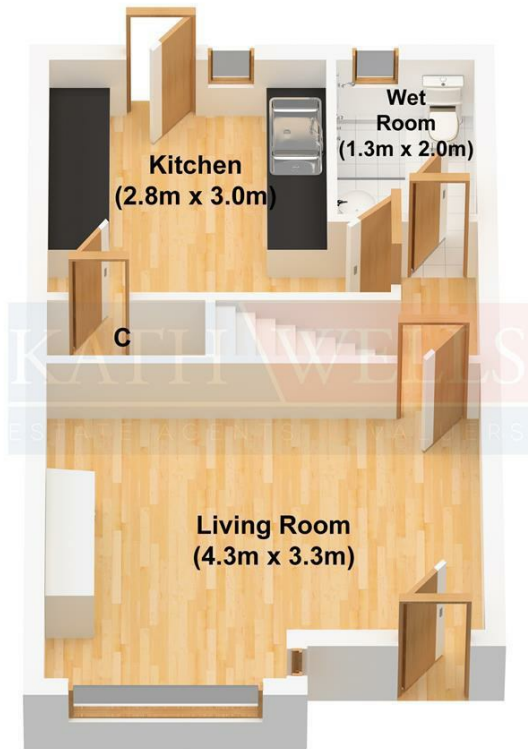
Council Tax Band: A / EPC Rating: tba

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0946-0207-4306-2615-2600>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor

