

3 Colmore Grove Leeds



3 Bedroom House - End Terrace £145,000

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

3 Colmore Grove, Wortley, Leeds, West Yorkshire, LS12 4DG

GROUND FLOOR:

Entrance Hallway:

Access via a part glazed wood front entrance door, stairs rising to the first floor, central heating radiator.

Living Room:



Double glazed bay window, central heating radiator, television point, wall mounted log effect fire.

Dining Kitchen:



Double glazed windows to the rear, an external door giving access to the rear garden, wall & base cabinets, work surfaces, gas hob and electric oven with extractor fan above, plumbing for an automatic washing machine, space for a fridge / freezer, under-stairs storage cupboard, an inset stainless steel sink and drainer, ample space for a dining table and chairs, central heating radiator.

TO THE FIRST FLOOR:

Landing

Access to all first floor rooms and to the loft space.

Bedroom One:



Double glazed window to the front elevation, central heating radiator, a range of fitted wardrobes with dressing table area with storage above.

Bedroom Two:



Double glazed window to rear elevation, built in storage, central heating radiator.

Bedroom Three:



Double glazed window to the front elevation, central heating radiator.

Bathroom / WC:



Double glazed opaque window to the rear elevation, a coloured suite comprising of a panelled bath with an electric shower over, a wash basin and a WC, fully tiled walls.

TO THE OUTSIDE:



Gardens:



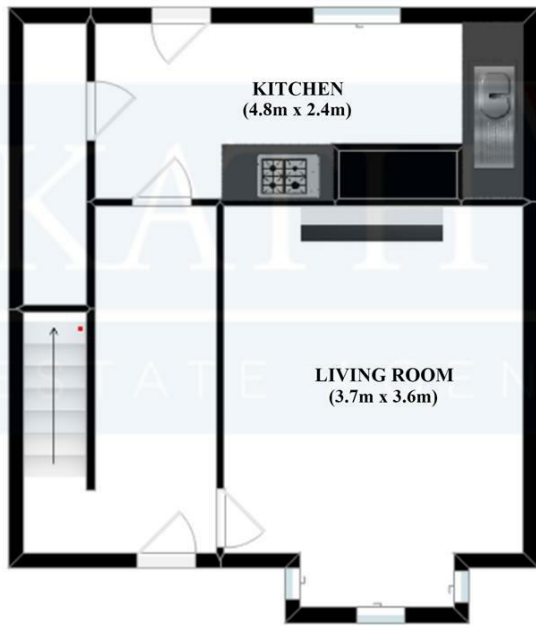
The low maintenance front garden is paved and has a hedge & wall border's. The side garden has a path giving access to the rear and low maintenance areas. The rear garden is a low maintenance paved with wall and gate.

EPC LINK:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0796-0207-6604-4900-2104>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		55	
(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



GROUND FLOOR



FIRST FLOOR