



43 Gotts Park Avenue Leeds



3 Bedroom House - Semi-Detached £210,000

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

43 Gotts Park Avenue, Armley, Leeds, West Yorkshire, LS12 2RW

GROUND FLOOR:

Hallway:

Access via a part glazed front entrance door, stairs rising to the first floor, under stairs storage cupboard (with plumbing for an automatic washing machine), central heating radiator

Living Room:



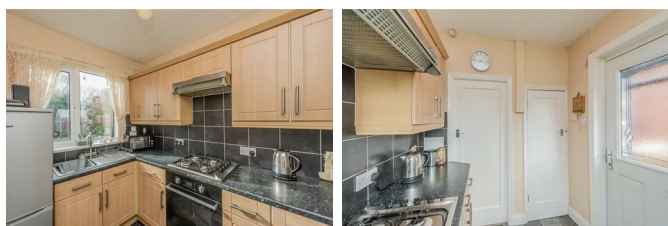
Double glazed window, fireplace and hearth with a gas fire, television point, central heating radiator

Dining Room:



Double glazed window, fireplace and surround with a gas fire, central heating radiator

Fitted Kitchen:



Double glazed window, a part glazed side entrance giving access to the side, a range of fitted wall, drawer & base units, work surfaces, built under electric oven / grill, gas hob, extractor hood, space for a fridge / freezer, an inset stainless steel sink and drainer

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation

Bedroom One:



Double glazed window, central heating radiator

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a three piece suite comprising of a panelled bath with a shower above, wash basin, low flush WC, central heating radiator

TO THE OUTSIDE:



Gardens:



The front garden is mainly low maintenance with some planted beds. The rear garden is a good size and benefits from having an artificial lawn, a patio / seating area, a garden shed, planted beds, an outside tap and security lighting

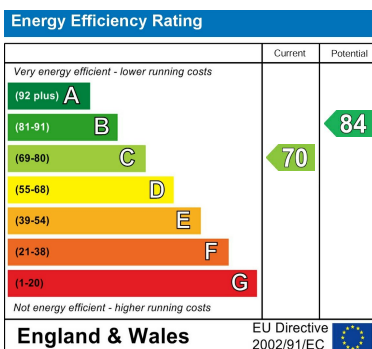
Off Street Parking / Driveway:

A gated driveway provides useful off street parking for several average sized family cars

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2080-6002-0040-1204-7721>

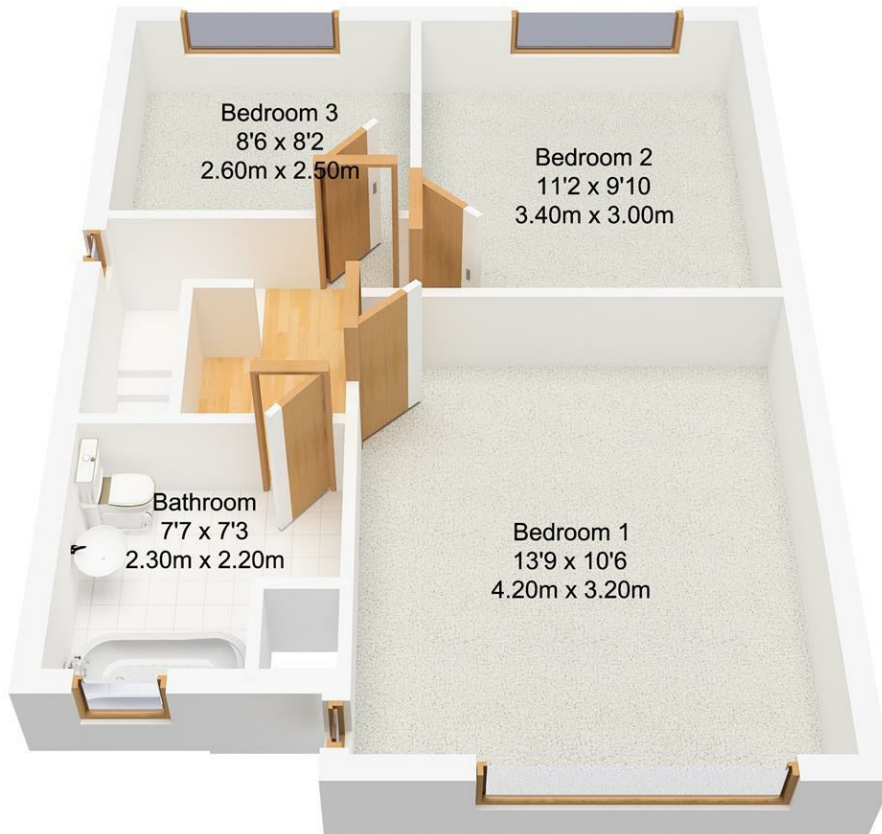
Energy Efficiency Graph



Floor Plan



Ground Floor
Approx. 42.41 sqm.
(456.49 sqft.)



First Floor
Approx. 42.41 sqm.
(456.49 sqft.)