

KATH WELLS

ESTATE AGENTS & VALUERS



200 Whitehall Road, Leeds, LS12 4AR

Offers In The Region Of £175,000

* THREE BEDROOM SEMI DETACHED ** DETACHED GARAGE ** THROUGH LOUNGE ** IN NEED OF SOME COSMETIC UPDATING ** DG & GAS CH ** GARDENS TO THE FRONT & REAR ** CHAIN FREE ON COMPLETION ** IDEAL STARTER HOME FOR ANY GROWING FAMILY ** VIDEO TOUR AVAILABLE *

A well proportioned SEMI DETACHED PROPERTY situated in a popular and convenient area of Wortley. Although the property has been MAINTAINED and has the benefits of GAS FIRED CH & DG it is in need of some COSMETIC UPDATING.

To the ground floor the property has an ENTRANCE HALLWAY with stairs to the first floor, a good sized LIVING ROOM WITH DINING AREA and a KITCHEN. To the first floor there are TWO DOUBLE BEDROOMS, a SINGLE BEDROOM, a BATHROOM with a SEPARATE WC. Externally the property benefits from having a good sized well stocked gardens. The rear gardens has a detached garage.

The property is situated within walking distance of local amenities and bus routes to surrounding areas and is only a short drive from Leeds City centre and the M621 motorway making an easy commute to the major commercial centres of West Yorkshire. Early internal viewing is highly recommended and can be arranged by contacting Kath Wells Estate Agents, EPC Rating: E

GROUND FLOOR:

Entrance Hallway:

Access via glazed sliding patio doors

Through Lounge / Dining Area:



Double glazed Bay window to the front elevation, a through lounge with a dining area to the rear, double glazed window to the rear elevation, three central heating radiators, television point

Fitted Kitchen:



Double glazed window to the rear elevation, a range of gloss wall, drawer and base units, complimentary tiling & work surfaces, cooker point, space for a fridge / freezer, plumbing for an automatic washing machine, sink and drainer with mixer tap. large storage cupboard

TO THE FIRST FLOOR:

Landing:

Double glazed opaque window to the side elevation, access to an insulated loft space and the first floor accommodation

Bedroom One:



Double glazed bay window to the front elevation

Bedroom Two:



Double glazed window to the rear elevation

Bedroom Three:



Double glazed window to the front elevation, built in cupboard space and shelving

Bathroom:



Double glazed opaque window to the rear elevation, a panelled bath with a instant gas powered shower over, a wash basin, built in storage cupboards

Separate WC:



Double glazed opaque window to the side elevation, low flush WC

TO THE OUTSIDE:

Gardens:



The large enclosed front garden has a lawn and planted beds, side access to the rear garden. The rear garden has a patio area and planted beds.

Detached Garage:



Detached Garage with an up and over door.

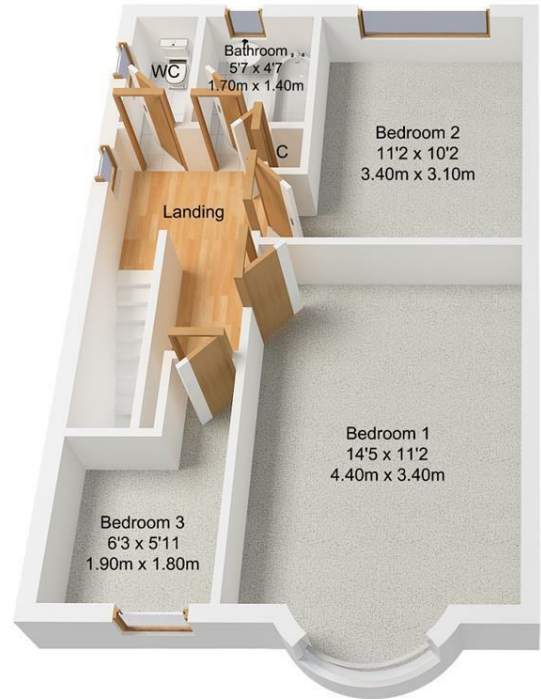
EPC LINK:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2030-4127-2040-2202-4701>

Floor Plan



Ground Floor
Approx. 40.14 sqm.
(432.06 sqft.)



First Floor
Approx. 40.14 sqm.
(432.06 sqft.)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.