

**14 Kellett Road
Leeds**



**3 Bedroom House - End Terrace
£195,000**

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

14 Kellett Road, Wortley, Leeds, West Yorkshire, LS12 4SQ

GROUND FLOOR:

Entrance Porch:

An double glazed entrance porch

Hallway:



Access via a part glazed front entrance door, stairs to the first floor

Living Room:



Double glazed, a fire surround and hearth with an electric fire, feature coving, central heating radiator, TV point

Fitted Dining Kitchen:



Double glazed windows, a range of fitted wall, drawer & base units, complimentary work surfaces, inset stainless steel sink and drainer with a mixer tap, eye level built in double electric oven & grill, four ring gas hob, extractor hood, plumbing for an automatic washing machine, central heating radiator, patio doors to the conservatory

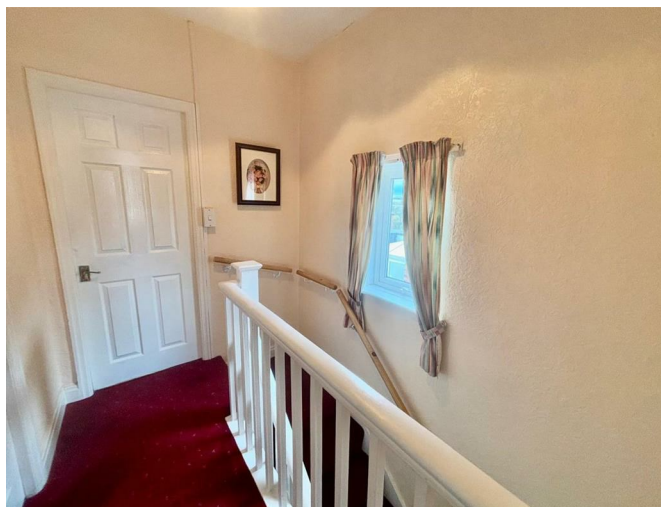
Conservatory:



A double glazed conservatory with a dwarf wall, views over the rear garden

FIRST FLOOR:

Landing:



Access to the first floor accommodation, double glazed window, access to the loft space.

Bedroom One



Double glazed window, built in wardrobes and draws including bed side tables, central heating radiator

Bedroom Two:



Double glazed window, central, built in wardrobes. heating radiator

Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a four piece suite comprising of a panelled bath with mixer taps, a separate shower cubicle with Mira shower, Wash basin set into a vanity unit, low flush WC, central heating radiator

TO THE OUTSIDE:

Driveway:

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

Gardens:



The property benefits from having gardens to the front and rear. To the front the garden is low maintenance with a lawn & planted beds. The rear garden has a good size lawn, a paved patio, two sheds & one greenhouse.

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0229-0207-6205-0010-2200>

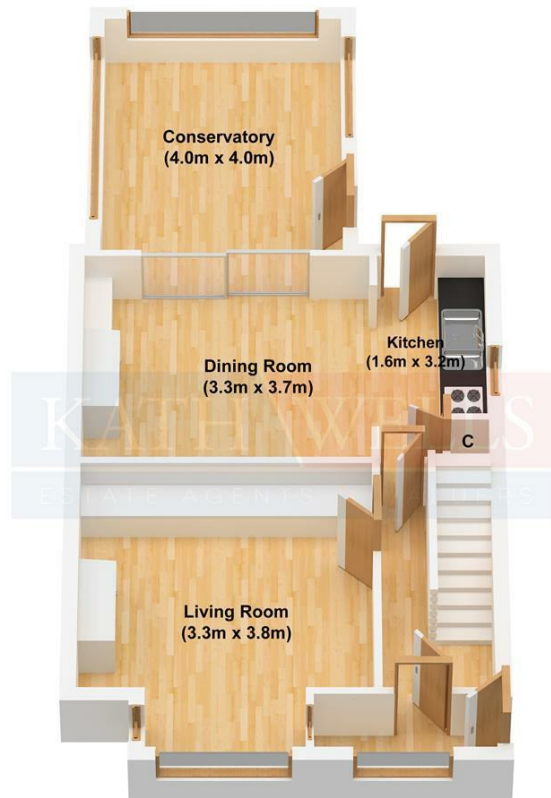
EPC Rating & Council Tax Band:

EPC Rating: D / Council Tax Band: B

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 81 |
| (69-80) C | | 67 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Floor Plan

Ground Floor



First Floor

