

KATH WELLS

ESTATE AGENTS & VALUERS

61 Hough Lane Leeds



4 Bedroom House - Terraced £240,000

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Wortley
Leeds
West Yorkshire
LS12 4SL
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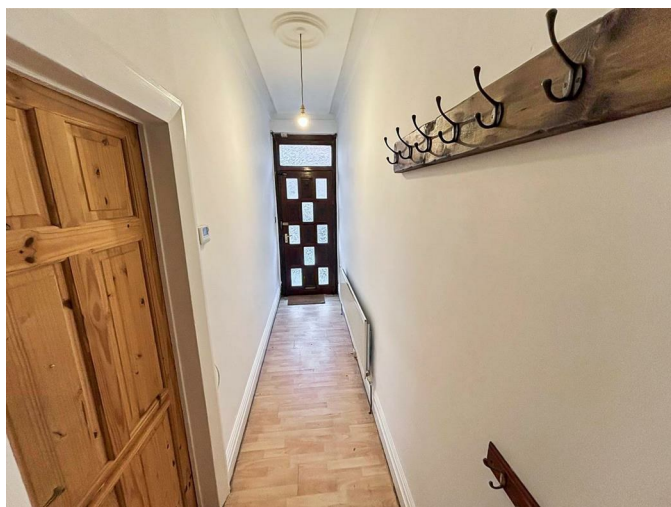
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www.kathwells.com

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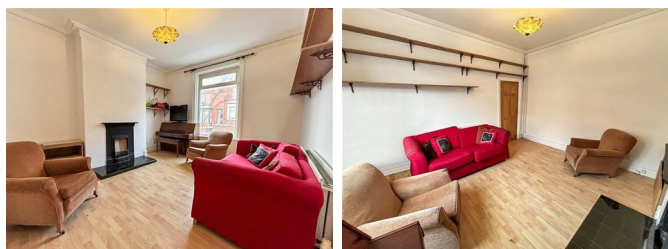
GROUND FLOOR:

Hallway:



Access via a part glazed front entrance door, stairs rising to the first floor, central heating radiator, original plasterwork and coving

Living Room:



Double glazed window, fireplace and hearth, television point, laminated flooring, ceiling coving and deep skirting boards

Fitted Dining Kitchen:



Window to the rear, an external door giving access to the rear garden, a range of modern fitted wall, drawer & base units, work surfaces, an inset 1 1/4 bowl sink and drainer, integrated dishwasher, a 7 burner range style stove, space for a fridge / freezer, pelmet lighting, ample space for a dining table and chairs, central heating radiator

Utility Room:



Double glazed window, fitted base units and work surfaces, an inset stainless steel sink and drainer, plumbing for an automatic washing machine, access to the cellars

Cellars:

A useful storage area

FIRST FLOOR:

Landing:

Access to the first floor accommodation, stairs rising to the second floor, a large storage cupboard

Bedroom One:



Two double glazed windows, stripped flooring, central heating radiator

Bedroom Two:



Double glazed window, stripped flooring, built-in storage, a built-in cabin bed, central heating radiator

Bathroom / WC:



Double glazed window, a modern suite comprising of a panelled corner bath with shower mixer taps, wash basin set into a vanity unit, low flush WC, central heating radiator

SECOND FLOOR:

Landing:

Access to the second floor accommodation

Bedroom Three:



Double glazed window, central heating radiator

Bedroom Four:



Double glazed window, central heating radiator

Shower Room / WC:

Council Tax Band: B / EPC Rating: D



Double glazed window, a glazed shower cubicle with an electric shower, wash basin, low flush WC, ladder style central heating radiator / towel warmer, inset ceiling lights

TO THE OUTSIDE:



Gardens:



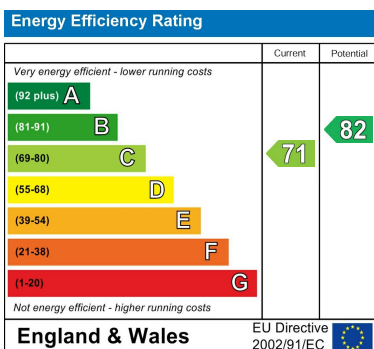
The front garden is enclosed by a low wall and mainly low maintenance. The rear garden is a good size and enclosed by a low wall

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8816-7025-2940-3296-3992>

Council Tax Band & EPC Rating:

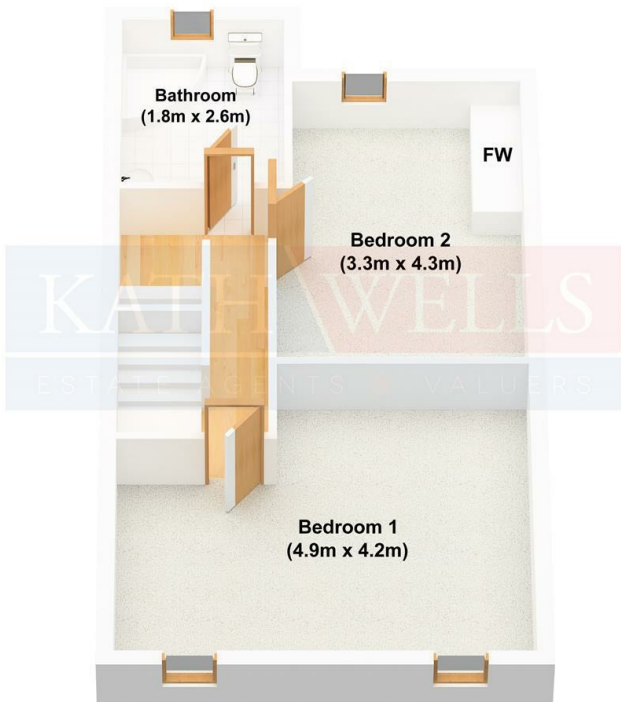
Energy Efficiency Graph



Ground Floor



First Floor



Second Floor

