



30 Wood Grove Leeds



2 Bedroom House - Townhouse £170,000

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30 Wood Grove, Farnley, Leeds, West Yorkshire, LS12 5NN

GROUND FLOOR:

Hallway:

Access via a part glazed front entrance door, central heating radiator, storage cupboard, ample space for coats and shoes

Living Room:



Double glazed window, fireplace and hearth with an inset living flame gas fire, ceiling coving, television point, central heating radiator, part glazed internal door to the dining kitchen

Fitted Dining Kitchen:



Double glazed window, double glazed French doors opening onto the rear garden, a modern range of fitted wall, drawer & base units, work surfaces, a range of integral kitchen appliances (electric oven / grill, gas hob, extractor hood, fridge / freezer, slimline dishwasher), plumbing for an automatic washing machine, an inset 1 1/4 bowl stainless steel sink and drainer, ample space for a dining table and chairs, inset ceiling lights, stairs to the first floor, under-stairs storage cupboard

FIRST FLOOR:

Landing:

Access to the first floor accommodation, access to an insulated and part boarded loft space via a pull-down loft ladder

Bedroom One:



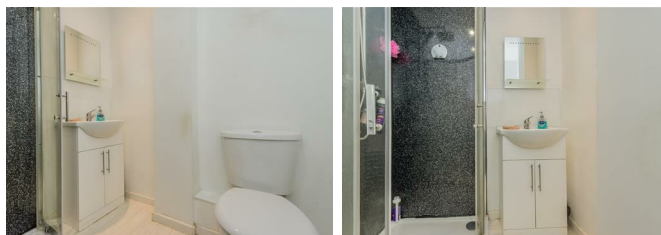
A good sized double bedroom, double glazed window, central heating radiator, the wardrobes may be left subject to offer

Bedroom Two:



A good sized double bedroom, double glazed window, central heating radiator, the wardrobes may be left subject to offer

Shower Room / WC:



A modern white suite comprising of a glazed corner shower cubicle with a plumbed shower (rainfall shower head and shower wand), wash basin set into a vanity unit, low flush WC, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:

Gardens:



The front garden is enclosed by fencing and has a paved garden path leading to the front door, an artificial lawn, and planted beds. The rear garden has a seating area / patio, an artificial lawn, a decked seating area, planted beds, a greenhouse and an outside tap

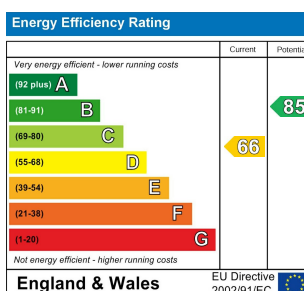
Single Garage / Parking:



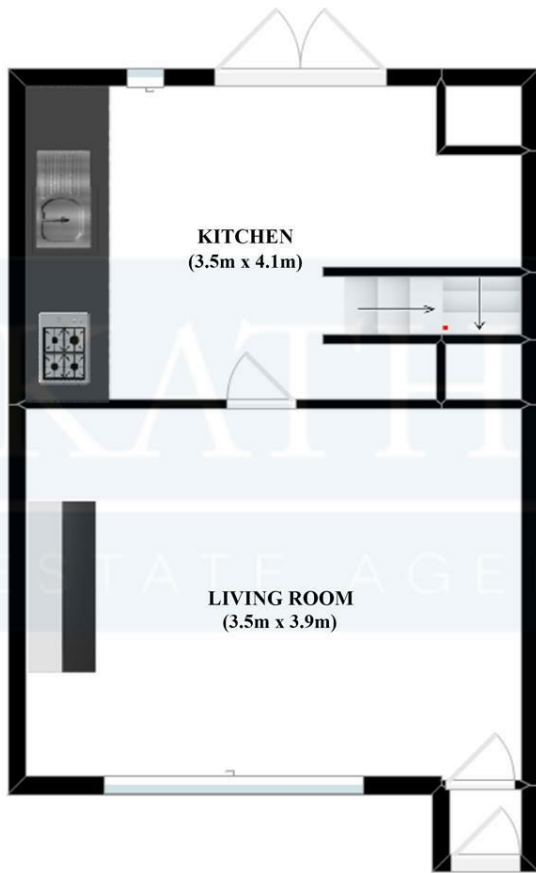
This property benefits from having a single garage with an up and over door and a parking space to the front of the garage.

EPC Link:

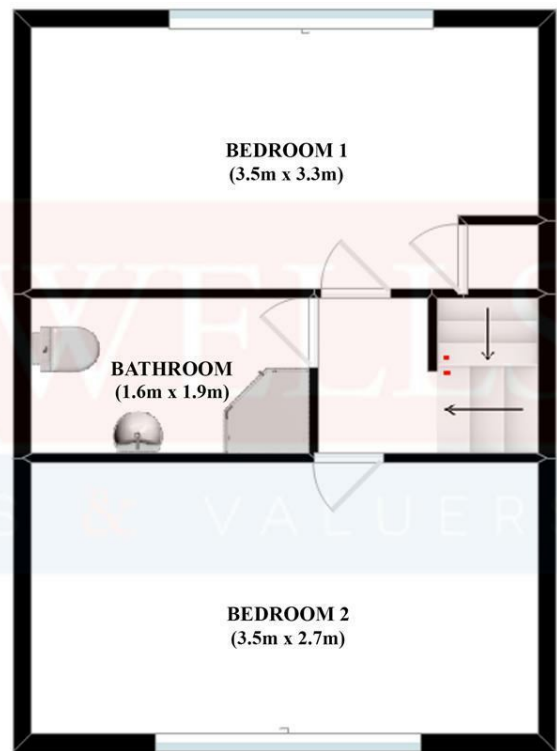
<https://find-energy-certificate.service.gov.uk/energy-certificate/0258-2007-7224-3145-9970>



Floor Plan



GROUND FLOOR



FIRST FLOOR