

**5 St. Marys Park Green
Leeds**



**3 Bedroom House - Semi-Detached
£225,000**

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
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5 St. Marys Park Green, Upper Armley, Leeds, West Yorkshire, LS12 3UY

GROUND FLOOR:

Hallway:

Access via a part glazed front entrance door

Cloakroom / WC:

Double glazed window, low flush WC, wash basin, central heating radiator

Living Room:

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

Inner Hallway:

Under-stairs storage cupboard, stairs rising to the first floor

Fitted Dining Kitchen:

Double glazed window, double glazed patio doors opening onto the rear garden, a range of fitted wall, drawer & base units, work surfaces, integral kitchen appliances (fridge / freezer, built under electric oven, gas hob, extractor hood), inset sink and drainer, ample space for a dining table and chairs, central heating radiator

FIRST FLOOR:

Landing:

Access to the first floor accommodation

Bedroom One:

Double glazed window, central heating radiator, a range of fitted wardrobes / storage

En-suite Shower Room / WC:

Double glazed window, shower cubicle with shower, low flush WC, wash basin

Bedroom Two:

Double glazed window, central heating radiator

Bedroom Three:

Double glazed window, central heating radiator

Bathroom / WC:

Double glazed window, panelled bath, low flush WC, wash basin, central heating radiator

TO THE OUTSIDE:

Gardens:



The front garden is open plan. The rear garden is a good size, enclosed and has a patio / seating area

Parking / Garage



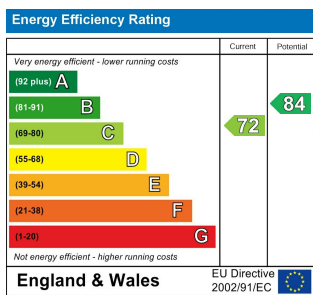
A block paved driveway provides useful off street parking and access to a single integral garage.

EPC Link:

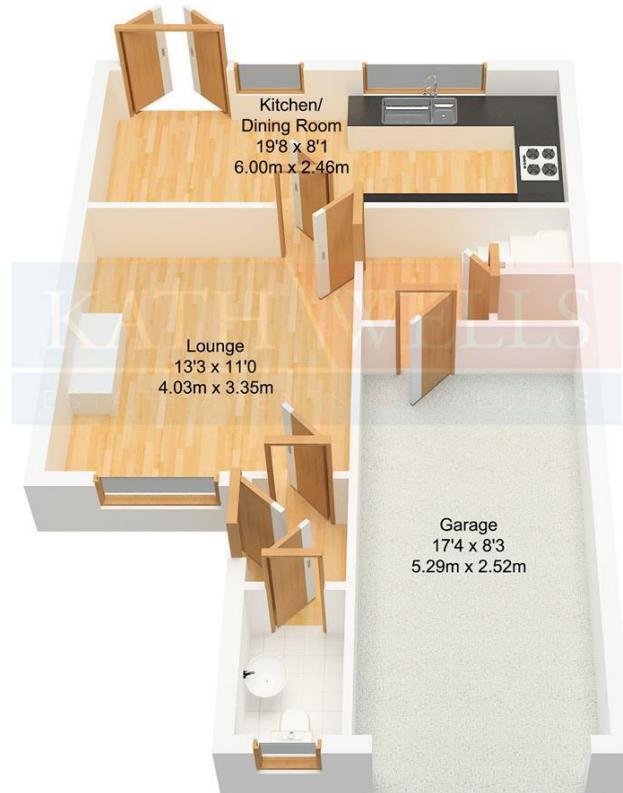
<https://find-energy-certificate.service.gov.uk/energy-certificate/0986-0207-1604-4453-2404>

Council Tax Band & EPC Rating:

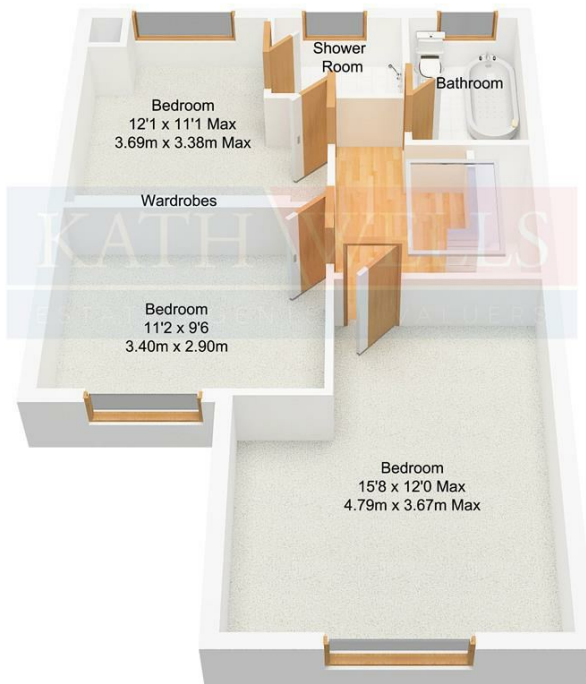
Council Tax Band: C / EPC Rating: C



Floor Plan



Ground Floor
Approx. 50.60 sqm.
(545.20 sqft.)



First Floor
Approx. 50.60 sqm.
(545.20 sqft.)