



18 Hough End Garth Leeds



3 Bedroom House - Semi-Detached £279,995

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

18 Hough End Garth, Bramley, Leeds, West Yorkshire, LS13 4RS

GROUND FLOOR:

Hallway:



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

Cloakroom / WC:



Double glazed window, a white suite comprising of a low flush WC, wash basin, storage area

Living Room:



A spacious living room with ample space for furniture; log burning stove, central heating radiator, television point, window to the rear, semi open to the dining room

Dining Room:



Doors through to the conservatory, space for a dining table and chairs, central heating radiator

Fitted Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, an inset sink and drainer, gas cooker point, plumbing for an automatic washing machine, space for a fridge / freezer

Side Hallway:

An external door giving access to the garden, storage cupboards

Conservatory:



A double glazed conservatory, doors opening onto the rear garden, tiled flooring, central heating radiator

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation

Bedroom One:



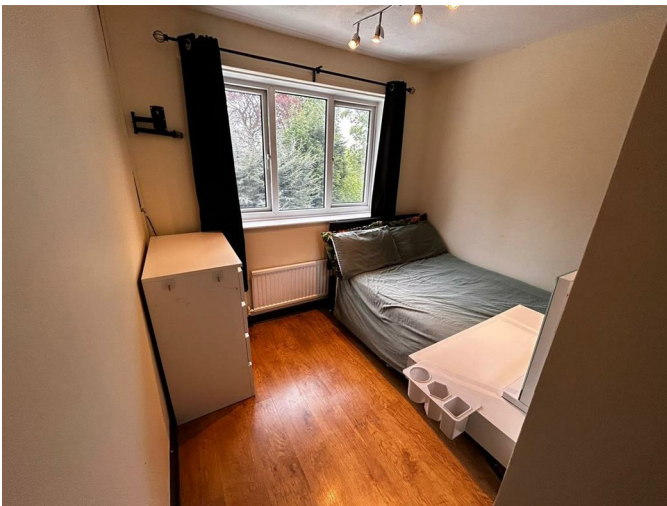
A good sized double bedroom: double glazed window, central heating radiator

Bedroom Two:



A good sized double bedroom: double glazed window, central heating radiator

Bedroom Three:



A good sized double bedroom: double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a modern white suite comprising of a shower bath with a glazed side screen and shower above, wash basin, low flush WC, central heating radiator, built-in storage cupboard

TO THE OUTSIDE:



Gardens:



The front garden is partially enclosed and has a variety of established shrubs. Being a corner plot the rear garden is a good size, private & enclosed, and has lawns, a paved seating area, planted beds containing a variety of ornamental shrubs and trees, and gravel and block paved paths leading to different areas of the garden

Off Street Parking & Single Garage

A driveway and hard-standing provide useful off street parking for several cars and access to a single garage with an up and over door.

EPC Link:

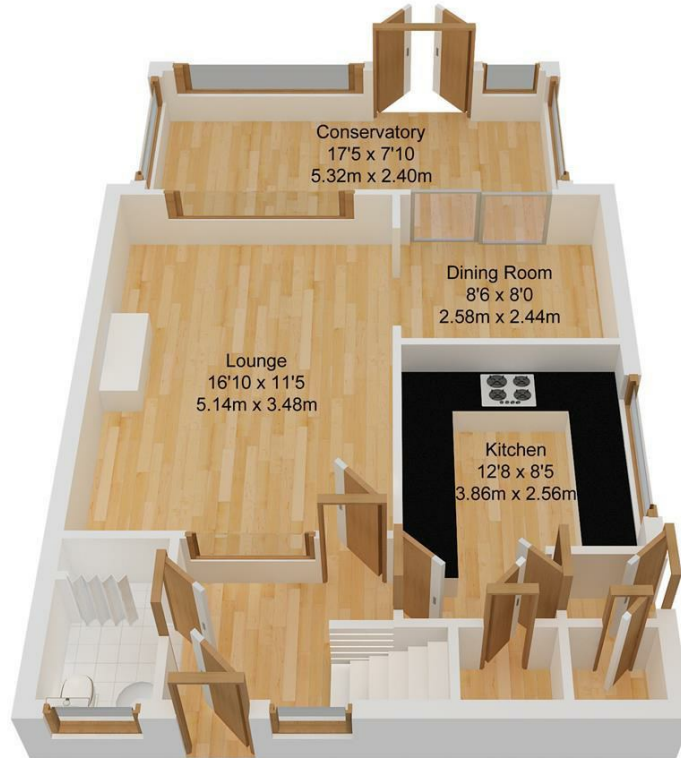
<https://find-energy-certificate.service.gov.uk/energy-certificate/0061-2885-7899-2590-8725>

EPC Rating & Council Tax Band:

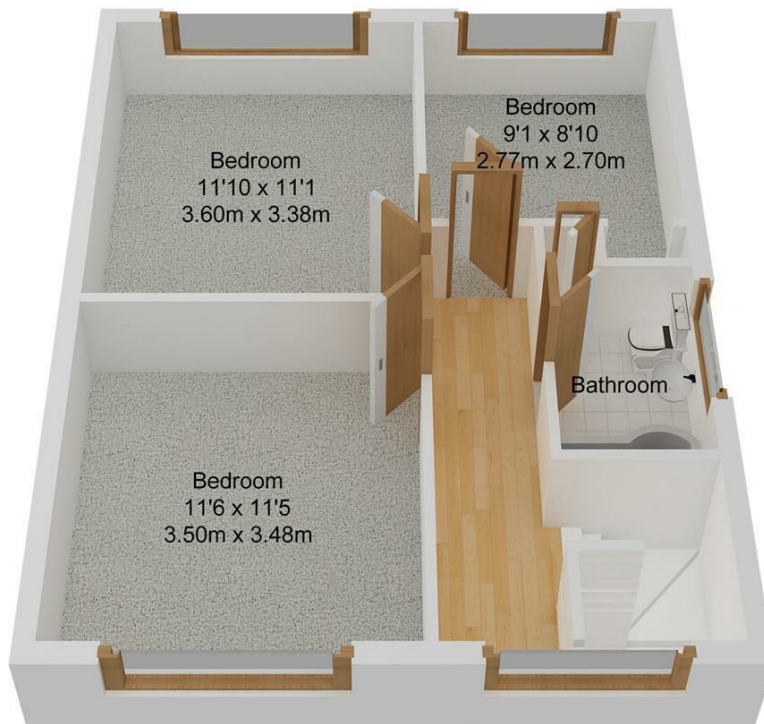
Council Tax Band: C / EPC Rating: D

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 61 | 71 |
| (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
Approx. 57.40 sqm.
(617.40 sqft.)



First Floor
Approx. 44.30 sqm.
(476.60 sqft.)