

# KATH WELLS

ESTATE AGENTS & VALUERS



**98 Lower Wortley Road, Leeds, LS12 4SN**

**Price £129,995**

CAN BE BOUGHT CHAIN FREE !!!

\* TWO DOUBLE BEDROOMS \*\* DOUBLE GLAZING & CENTRAL HEATING \*\* IDEAL FOR A FTB / LANDLORD \*\* GARDENS \*\* SOME MODERNISATION REQUIRED \*\* POPULAR LOCATION \*\* EARLY INTERNAL VIEWING ADVISED \*

Early internal viewing is highly advised for this GOOD SIZED TWO BEDROOM end town house situated amongst similar style properties in the popular residential location of Wortley. The property is ideal located for access to shops, schools, Leeds City Centre and the motorway networks.

Briefly throughout the property comprises of an ENTRANCE HALLWAY with stairs rising to the first floor, a LIVING ROOM with french doors opening onto the gardens, FITTED DINING KITCHEN with an ample range of cabinets and space for a dining table and chairs, TWO DOUBLE BEDROOMS, a BATHROOM and a SEPARATE WC.

Externally the property has a good sized GARDEN to the front.



## GROUND FLOOR:

### Entrance Hallway:

Access via a part glazed front entrance door, two storage cupboards, stairs rising to the first floor, under-stairs area with plumbing for an automatic washing machine

### Living Room:



Double glazed French doors opening onto the front garden, television point, central heating radiator

### Fitted Dining Kitchen:



Double glazed window, a range of fitted wall drawer & base units, work surfaces, display cabinets, cooker point, space for a fridge / freezer, an inset 1 ¼ bowl stainless steel sink and drainer, dining area, central heating radiator

## FIRST FLOOR:

### Landing:



Access to the first floor accommodation and to the loft space, double glazed window, storage cupboard

## Bedroom One:



Double glazed window, central heating radiator

## Bedroom Two:



Double glazed window, central heating radiator

## Bathroom:

Double glazed window, panelled bath, wash basin, central heating radiator

## Separate WC:

Double glazed window, low flush WC

## TO THE OUTSIDE:

### Gardens:



There is a large lawn area to the front of the property

## EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8190-6172-0922-2005-3903>

## Floor Plan

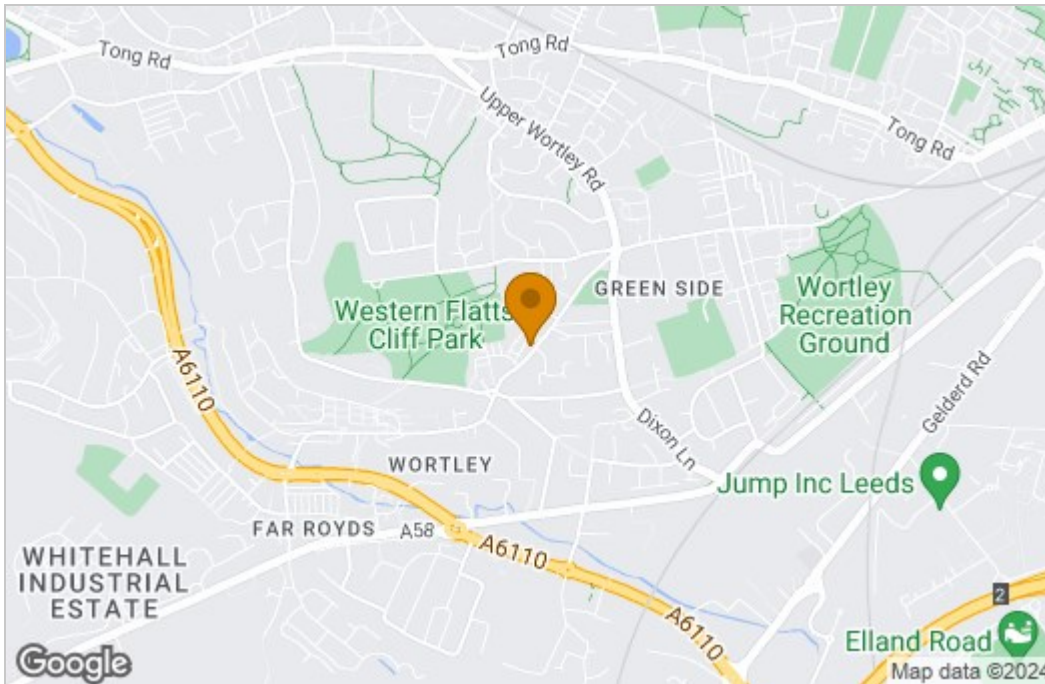


Ground Floor  
Approx. 29.43 sqm.  
(316.78 sqft.)

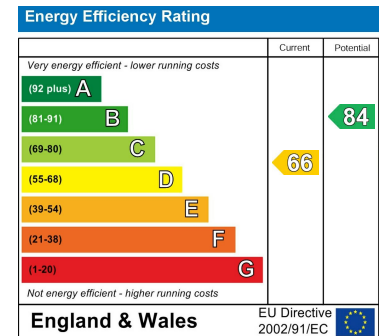


First Floor  
Approx. 28.20 sqm.  
(303.54 sqft.)

## Area Map



## Energy Efficiency Graph



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