

KATH WELLS

ESTATE AGENTS & VALUERS



7 Upper Wortley Road, Leeds, LS12 4LB Offers In The Region Of £180,000

A well presented CHAIN FREE THREE BEDROOM SEMI DETACHED situated amidst similar style property in a popular residential area of Wortley. This property is within walking distance of local amenities, shops, and well regarded schools, and is only a short drive from the M621 motorway, Bramley Railway Station, and Armley Sports and Leisure Centre making an ideal home for a variety of buyers, particularly a growing family.

To the ground floor the accommodation comprises of an ENTRANCE PORCH / HALLWAY, an OPEN PLAN LIVING ROOM with stairs rising to the first floor, a good sized FITTED DINING KITCHEN with an ample range of fitted cabinets and space for a dining table and chairs, and a CONSERVATORY with French doors opening onto the rear garden.

To the first floor there are TWO DOUBLE BEDROOMS, each of which has FITTED WARDROBES, a further SINGLE BEDROOM, and a FAMILY SHOWER ROOM / WC with a white piece suite.

Externally there are GARDENS to the front and rear. A DRIVEWAY provides useful OFF STREET PARKING and access to a SINGLE ATTACHED GARAGE.

Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com.

EPC Rating: D / Council Tax Band: B

GROUND FLOOR:

Hallway / Entrance Porch:

A double glazed entrance porch

Living Room:



Double glazed window, laminated flooring, television point, open plan stairs rising to the first floor, glazed sliding doors through to the dining kitchen

Fitted Dining Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, an inset stainless steel sink and drainer, cooker point, plumbing for an automatic washing machine, space for a fridge / freezer, ample space for a dining table and chairs, fireplace and hearth, sliding doors through to the conservatory

Conservatory:



A double glazed conservatory with a dwarf wall, French doors opening onto the rear garden, tiled flooring

FIRST FLOOR:

Landing:

Access to the first floor accommodation and to the loft space

Bedroom One:



Double glazed window, fitted wardrobes

Bedroom Two:



Double glazed window, fitted wardrobes

Bedroom Three:



Double glazed window

Shower Room / WC:



Double glazed window, a modern suite comprising of a glazed shower cubicle with an electric shower, wash basin, low flush WC

TO THE OUTSIDE:

Gardens:



There are gardens to the front and rear. The front garden has a lawn with hedge borders. The rear garden is a good size, tiered and has a lawn, a paved patio, external lighting and an outside tap

EPC Rating & Council Tax Band:

EPC Rating: D / Council Tax Band: B

Off Street Parking / Single Garage:



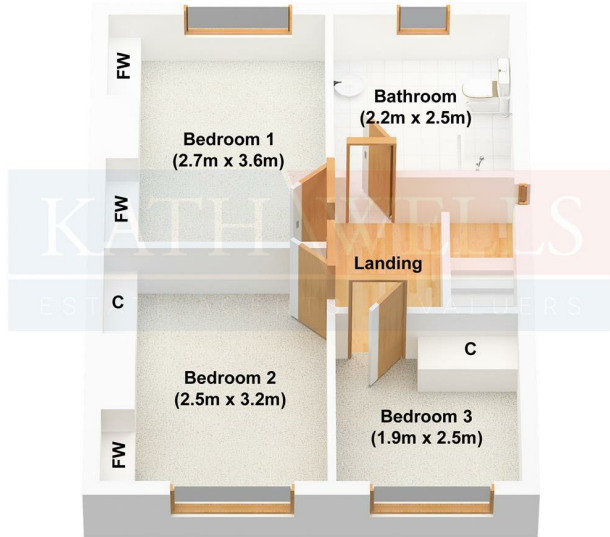
A driveway provides useful off street parking and access to a single attached garage

EPC Link:

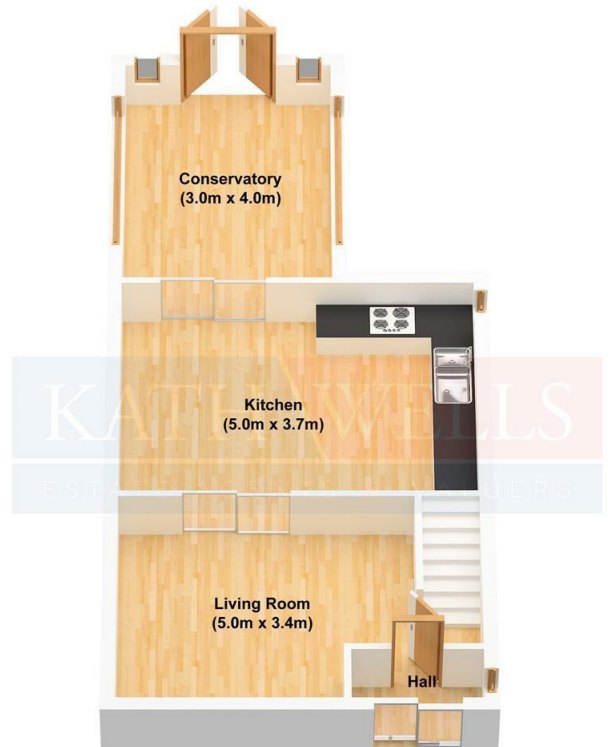
<https://find-energy-certificate.service.gov.uk/energy-certificate/8106-7121-4510-2716-4902>

Floor Plan

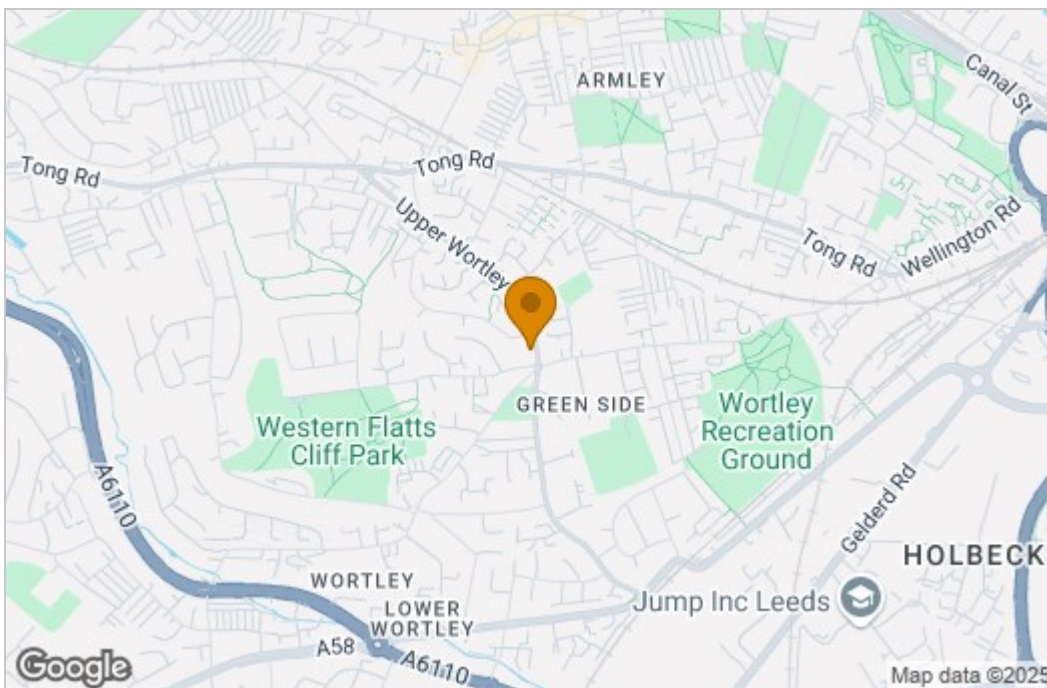
First Floor



Ground Floor



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.