

# KATH WELLS

ESTATE AGENTS & VALUERS



## 9 Walkers Green, Leeds, LS12 4UN Offers In The Region Of £225,000

\* CHAIN FREE ON COMPLETION \*\* IN NEED OF SOME UPDATING \*\* GARAGE \*\* LARGE DRIVEWAY \*\* GARDENS T \*\* POPULAR RESIDENTIAL LOCATION \*\* DOUBLE GLAZING \*\* GAS CENTRAL HEATING \* VIEWING HIGHLY ADVISED \*\* PROPERTY TOUR AVAILABLE \*

Early Internal viewing is highly advised for this house which is set amongst similar style properties in this very popular location in Leeds. This property is being offered for sale CHAIN FREE on completion and would appeal to a variety of buyers. There is potential to extend the property to the side and rear subject to planning and building regulation approval.

Briefly throughout the property comprises of a useful ENTRANCE HALLWAY with stairs rising to the first floor, a LIVING ROOM with access to the FITTED DINING KITCHEN . The first floor comprises of TWO DOUBLE BEDROOMS, a SINGLE BEDROOM and a BATHROOM / WC. Externally the property benefits from GARDENS to the front & rear, a LARGE DRIVEWAY to the side and a detached GARAGE providing useful storage space

The property is situated within walking distance of local amenities, well regarded primary schools and bus routes and only a short drive from Leeds City centre and the M621 motorway. Internal viewing comes highly recommended and can be arranged by contacting the office.

EPC Rating: C

## GROUND FLOOR:

### Entrance Hallway:

Access via a part glazed UPVC front entrance door, stairs to the first floor, central heating radiator, under stairs storage cupboard

### Living Room:



Double glazed window to the front elevation, two central heating radiators, marble back and hearth, archway leading to the dining area

### Family Dining Kitchen:

#### Dining Area:



Central heating radiator, UPVC sliding patio door leading to the rear garden

#### Kitchen:



A range of wall, drawer and base units, complimentary work surfaces, a resin sink and drainer with a mix tap, space for a fridge freezer, plumbing for a washing machine, space for a cooker, double glazed window to the rear elevation, a half glazed door leading to the rear garden

## TO THE FIRST FLOOR:

### Landing:

Double glazed window to the side elevation, access to the part boarded loft space

### Bedroom One:



Double glazed window to the front elevation, central heating radiator, a range of fitted wardrobes and drawers

### Bedroom Two:



Double glazed window to the rear elevation, central heating radiator, a range of fitted sliding door wardrobes

### Bedroom Three:



Double glazed window to the front elevation, central heating radiator

### Bathroom / WC:



A three piece suite comprising of a bath with an electric shower over, a wash basin and a WC, central heating radiator, double glazed window to the rear elevation

## **TO THE OUTSIDE:**

### **Gardens:**



There is an open plan garden to the front with lawn and a path leading to the front door. To the rear the garden is enclosed with a paved patio, a lawn and a storage shed

### **Large Driveway / Garage:**

There is a driveway to the side elevation providing useful off street parking for up to four cars leading to a detached garage

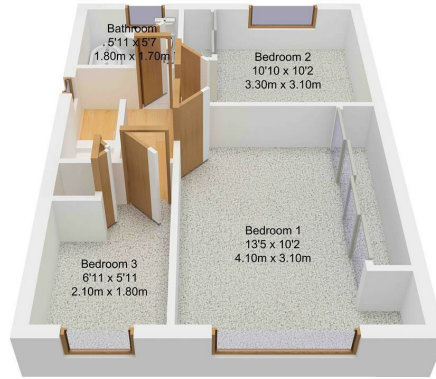
### **EPC Link:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/5108-3274-2002-0209-7206>

## Floor Plan



Ground Floor  
Approx. 34.30 sqm.  
(369.20 sqft.)



First Floor  
Approx. 34.30 sqm.  
(369.20 sqft.)



Garage  
Approx. 13.23 sqm.  
(142.40 sqft.)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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