



## 43 Portland Road Leeds



## 3 Bedroom House - Terraced £174,995

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
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# 43 Portland Road, Wortley, Leeds, West Yorkshire, LS12 4LT

## GROUND FLOOR:

### Entrance Hallway:

Access via a part glazed front entrance door, stairs rising to the first floor, central heating radiator

### Living Room:



Double glazed window, central heating radiator, television point, wall mounted electric fire, ample space for a range of living room furniture

### Fitted Dining Kitchen:



Double glazed French doors opening onto the rear garden, double glazed window, a range of fitted wall, drawer & base units, work surfaces, an inset sink & drainer, cooker point with extractor hood above, ample space for a fridge / freezer, plumbing for an automatic washing machine, ample space for a dining table & chairs

## FIRST FLOOR:

### Landing:

Access to first floor accommodation, access to a part boarded loft space

### Bedroom One:



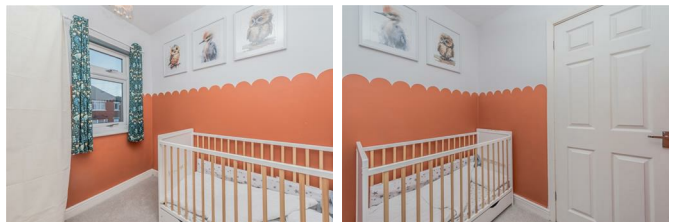
Double glazed window, central heating radiator, built in wardrobes / storage

### Bedroom Two:



Double glazed window, central heating radiator, built in wardrobe / storage

### Bedroom Three:



Double glazed window, central heating radiator

### Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with a plumbed shower above, a low flush WC, wash basin set into a vanity unit, ladder style central heating radiator / towel warmer

## TO THE OUTSIDE:

### Gardens:



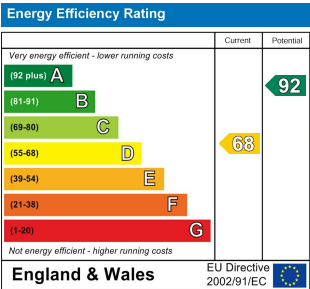
The front garden is fully paved and enclosed. The rear garden is fully paved and enclosed with an outside tap

### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8646-7825-4060-4467-9926>

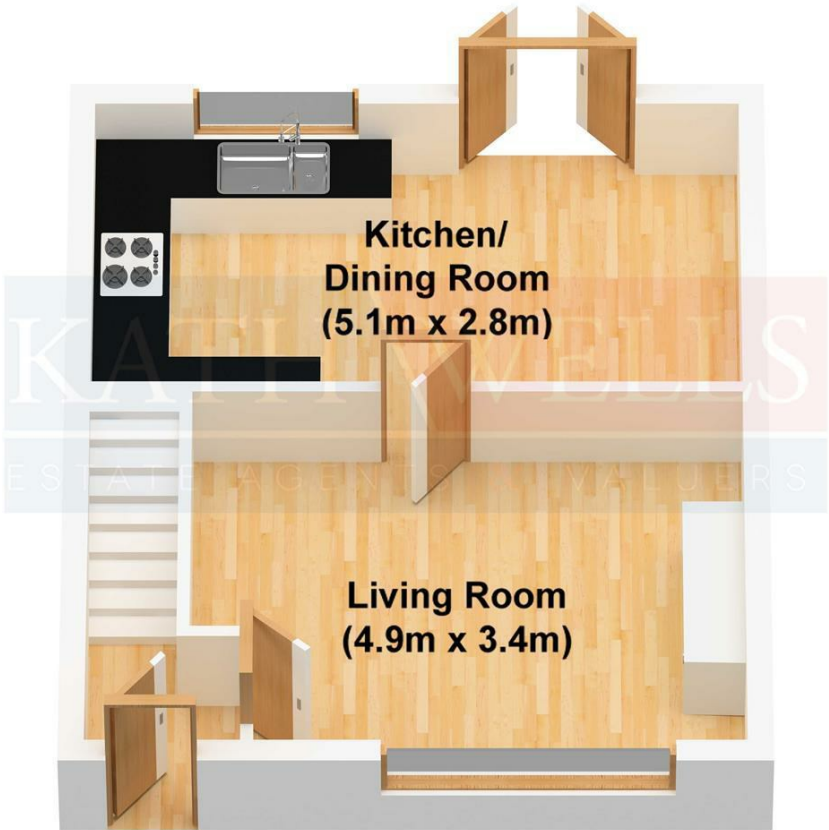
### Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: D





# Ground Floor



# First Floor

