

**22 Waveney Road  
Leeds**



**3 Bedroom House - Semi-Detached  
£220,000**

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
Tel: 0113 231 1033  
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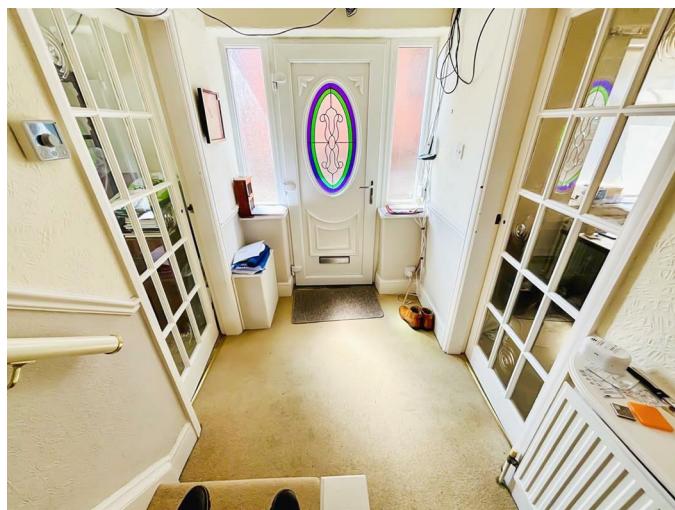
**Web Site**  
[www.kathwells.com](http://www.kathwells.com)

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[sales@kathwells.com](mailto:sales@kathwells.com)

# 22 Waveney Road, Wortley, Leeds, West Yorkshire, LS12 4EY

## GROUND FLOOR:

### Hallway:



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

### Living Room:



Double glazed window, central heating radiator, fire place and hearth with a inset gas fire, television point



Double glazed windows, a range of fitted wall, drawer and base units, work surfaces, an inset stainless steel sink and drainer, electric cooker point, plumbing for an automatic washing machine, space for fridge freezer, an external door giving access to rear garden

### Dining Room:



Double glazed window, central heating radiator, fireplace and hearth with a gas fire, ample space for a dining table & chairs

## FIRST FLOOR:

### Landing:

Access to first floor accommodation and to the loft space

## Bedroom One:



Double glazed window, central heating radiator, a range of built in wardrobes / storage & bedroom furniture

## Bedroom Two:



Double glazed window, central heating radiator

## Bedroom Three:



Double glazed window, central heating radiator

## Bathroom / WC



Double glazed window, central heating radiator, a coloured suite comprising of a panelled bath, a wash basin, a low flush WC , built in storage.

## TO THE OUTSIDE:

### Off Street Parking / Driveway:

A driveway provides useful off street parking for three family sized cars

### Gardens:



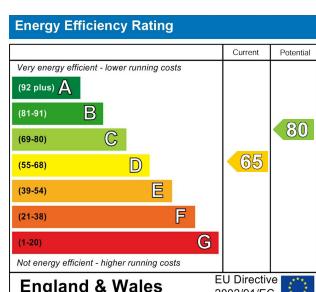
The front garden is enclosed by a low wall and has a variety of shrubs / small trees. The rear garden is a good size, enclosed by fencing and has a paved seating area, some low maintenance areas, planted beds, an abundance of ornamental shrubs & trees, and an outside tap

### Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating D

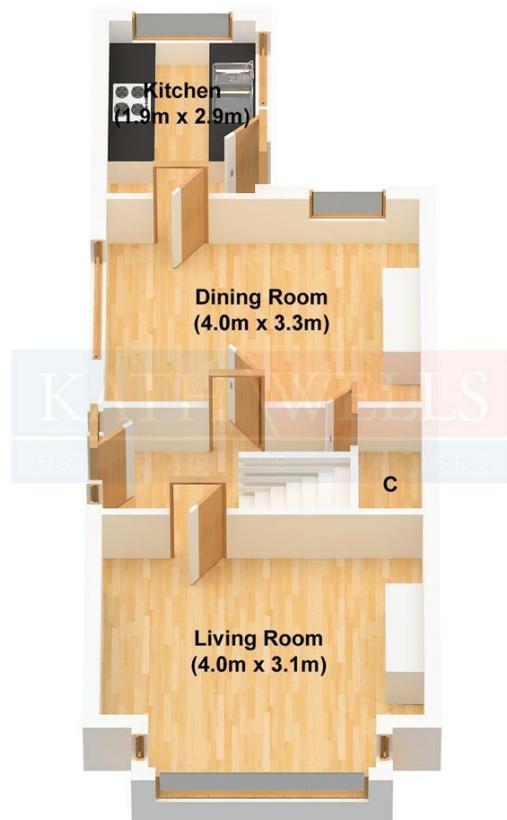
### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0262-0207-4405-2027-2300>



## Floor Plan

### Ground Floor



### First Floor

