

# KATH WELLS

ESTATE AGENTS & VALUERS



**160 Green Hill Road, Leeds, LS13 4AN**

**Asking Price £189,950**

LOOK AT THIS FOR A GARDEN.....

Early internal viewing is essential for this TRADITIONAL TWO BEDROOM SEMI DETACHED which benefits from having a large rear garden. The property has been modernised and refurbished to a good standard by the current owners and has a modern shower room / WC and a modern fitted breakfast kitchen.

Briefly throughout and to the ground floor the property comprises of a HALLWAY with stairs rising to the first floor, a LIVING ROOM with a fireplace and hearth and a window overlooking the front garden, and a MODERN FITTED BREAKFAST KITCHEN with an ample range of cabinets and a breakfast bar. To the first floor there are TWO DOUBLE BEDROOMS, and a MODERN SHOWER ROOM / WC with a white suite and a walk-in shower area. Externally the property has GARDENS to the front, side and rear. The

REAR GARDEN is a good size and is tiered to create a variety of defined areas with two patio / seating areas and a lawn. Local amenities are close to hand and the motorway networks and Leeds Outer Ring Road are easily accessible. Bramley and Kirkstall Forge Railway stations are a short drive away. Internal viewings can be arranged by contacting

our office on 0113 231 1033 / [sales@kathwells.com](mailto:sales@kathwells.com)

Council Tax Band: B / EPC Rating: D



## GROUND FLOOR:

### Hallway:

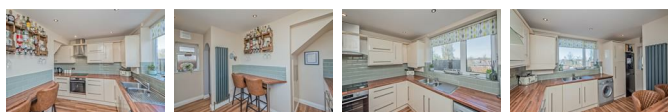
A side entrance door, access via a composite front entrance door, laminated flooring, stairs rising to the first floor, double glazed window, central heating radiator

### Living Room:



Double glazed bay window, a fireplace and hearth with an inset living flame coal effect fire, central heating radiator, television point with connections for Sky

### Fitted Breakfast Kitchen:



Double glazed windows to two aspects, a modern range of fitted wall, drawer & base units, work surfaces, a breakfast bar, an electric built-in oven / grill, electric induction hob, extractor above, an inset 1 1/4 bowl sink and drainer, space for a fridge / freezer, plumbing for an automatic washing machine, laminated flooring, inset ceiling lights, a modern vertical central heating radiator

## FIRST FLOOR:

### Landing:

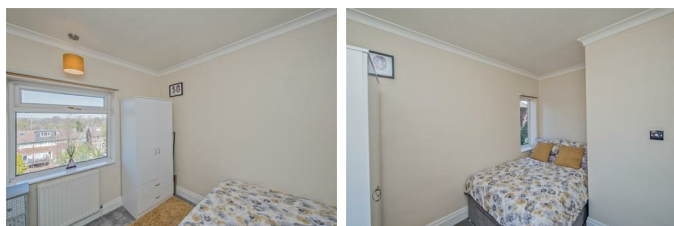
Access to the first floor accommodation, access to an insulated loft space

### Bedroom One:



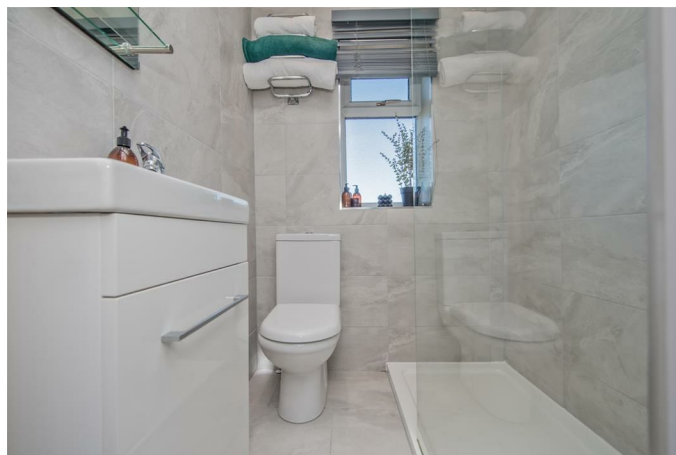
Double glazed window, central heating radiator

### Bedroom Two:



Double glazed windows to two aspects, central heating radiator

## Shower Room / WC:



Double glazed window, a modern suite comprising of a walk-in shower area with a shower, wash basin set into a vanity unit, low flush WC, inset ceiling lights, modern tiling

## TO THE OUTSIDE:



## Gardens:



The front and side gardens are paved with some planting and external lighting. The rear garden is a good size and benefits from having two paved patio / seating areas, a lawn, external lighting, and a large storage room under the rear patio.

## Council Tax Band & EPC Rating:

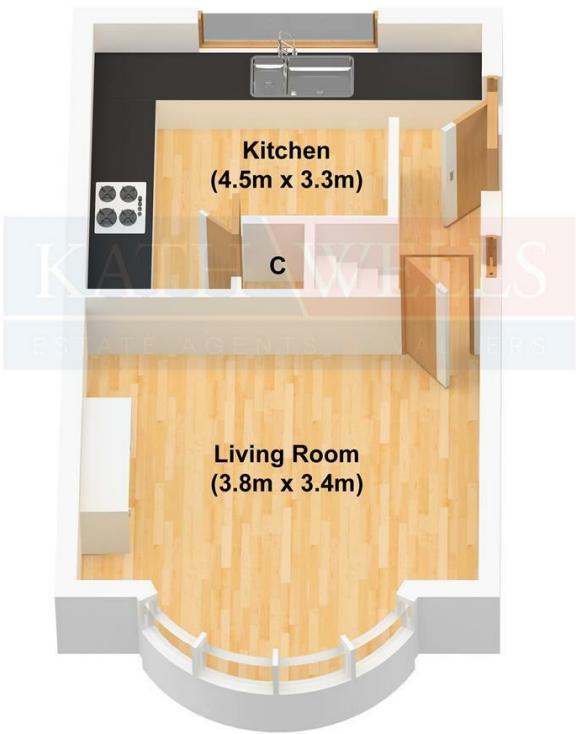
Council Tax Band: B / EPC Rating: D

## EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9220-2857-7909-9201-8185>

Floor Plan

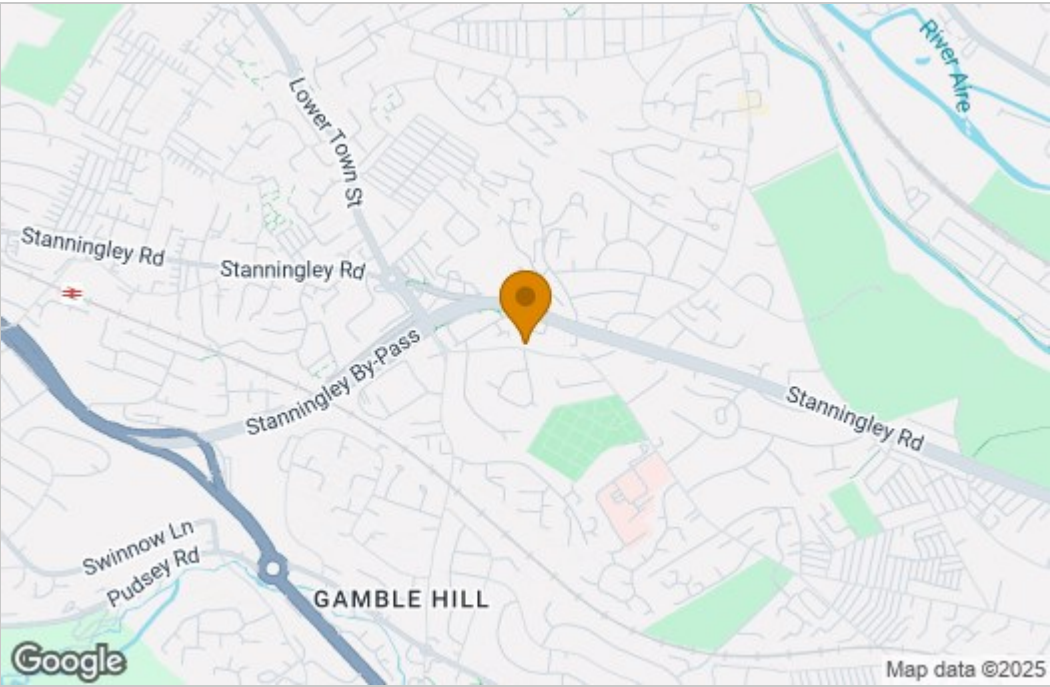
Ground Floor



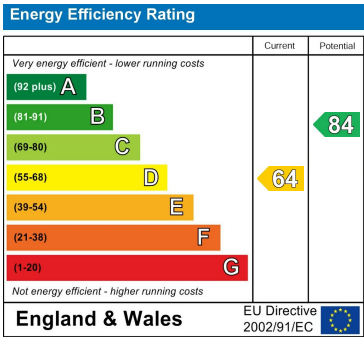
First Floor



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.