

**76 Lower Wortley Road
Leeds**



**3 Bedroom House - Terraced
£244,995**

69 Lower Wortley Road
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Leeds
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76 Lower Wortley Road, Wortley, Leeds, West Yorkshire, LS12 4SN

GROUND FLOOR:

Hallway:

Part glazed front entrance door, stairs rising to the first floor, central heating radiator, laminated flooring

Living Room:



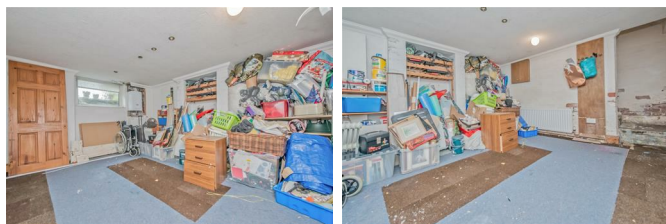
Double glazed window, central heating radiator, fireplace and hearth with an inset fire, television point,, solid wood floors, ample space for a range of living room furniture

Fitted Dining Kitchen



Double glazed windows, double glazed French doors opening onto the rear garden, a modern range of fitted wall, drawer & base units, work surfaces, electric hob with an extractor above, built under electric oven / grill, an inset sink and drainer, integral fridge / freezer, plumbing for an automatic washing machine, built in storage cupboards, ample space for a dining table and chairs, access to cellar

Cellar:



Double glazed window, ample storage space, could be used as / converted to a home office

FIRST FLOOR:

Landing:

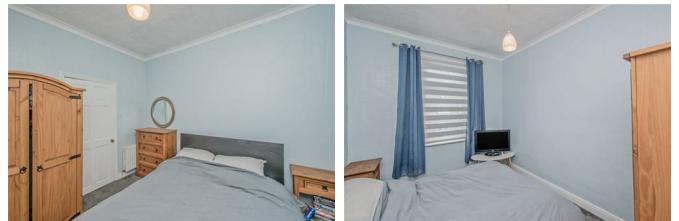
Access to the first floor accommodation, stairs rising to the second floor

Bedroom One:



Double glazed windows, central heating radiator, television point, feature fireplace & hearth, a good size double bedroom

Bedroom Two:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath, wash basin set onto a vanity unit, low flush WC, ladder style central heating radiator / towel warmer, built in storage cupboard

Shower Room:



A glazed shower cubicle with a shower, wash basin

SECOND FLOOR:

Deluxe window, central heating radiator, laminated flooring, ample space for a home office, great sized double bedroom

Bedroom Three:



Double glazed Velux window, central heating radiator

TO THE OUTSIDE:



Gardens:



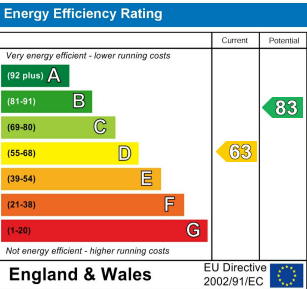
The rear garden is enclosed by fencing and a wall. This garden has a paved seating area, a lawn, some planting, an outside tap, and external lighting. The front garden is enclosed by a low wall and a hedge.

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2020-2713-4050-2207-8791>



Ground Floor



First Floor



Lower Ground Floor

