

2 Scatcherd Lane Leeds



**3 Bedroom House - Semi-Detached
£249,995**

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

Web Site
www.kathwells.com

email
sales@kathwells.com

2 Scatcherd Lane, Morley, Leeds, West Yorkshire, LS27 9BE

GROUND FLOOR:

Entrance Hallway:



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

Living Room:



Double glazed window, central heating radiator, television point, ample space for a wide range of living room furniture

Dining Room:



Double glazed window, central heating radiator, ample space for a dining table & chairs

Fitted Kitchen:



Double glazed window, rear door giving access to the rear garden, a range of fitted wall, drawer & base units, work surfaces, electric cooking hob with an extractor fan above, an eye level oven / grill, plumbing for an automatic washing machine, ample space for a fridge / freezer, large storage cupboard

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation, access to a useful loft space

Bedroom One:



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

Bedroom Two:



Double glazed window, central heating radiator, a great sized second bedroom

Bedroom Three:



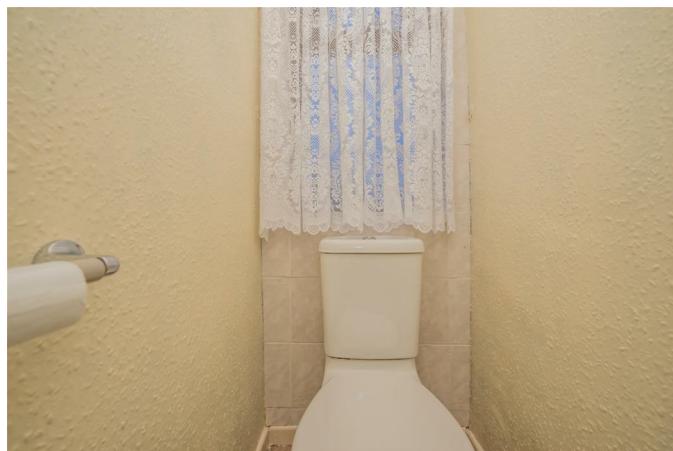
Double glazed window, central heating radiator

Bathroom:



Double glazed window, a bathroom suite comprising of a panelled bath with an electric shower above, wash basin, central heating radiator, storage cupboard

Separate WC:



Double glazed window, low flush WC

TO THE OUTSIDE:



Gardens:



The front garden is laid to lawn and fully enclosed and has access to a large driveway to the side of the property. The rear garden is also laid to lawn and fully enclosed and is mainly low maintenance.

Driveway / Off Street Parking / Garage:



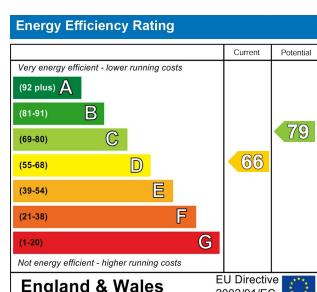
A large driveway to the side and the front of the property provides very useful parking for multiple family sized cars. A garage provides additional parking and provides a great outdoor storage space.

EPC Link:

tba

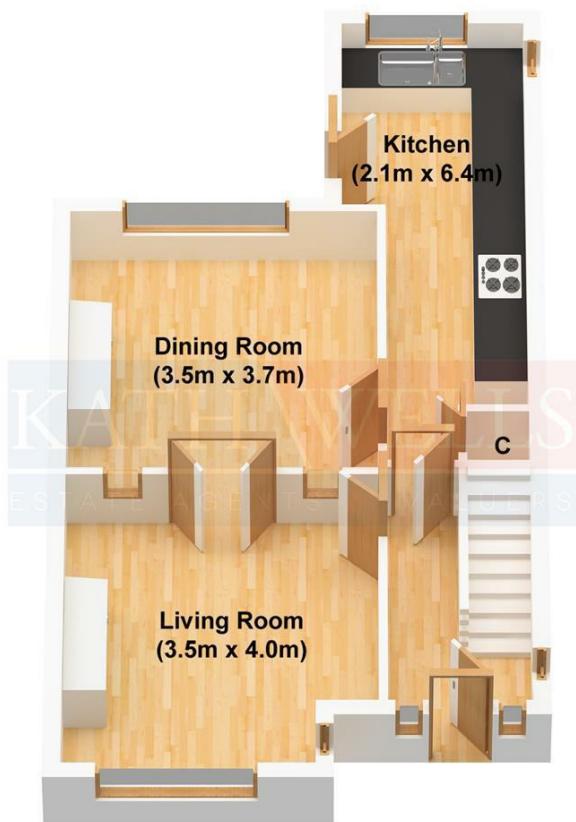
Council Tax Band & EPC Rating:

Council tax band: C / EPC Rating: D



Floor Plan

Ground Floor



First Floor

