

**5 St. Catherines Hill
Leeds**



**3 Bedroom House - Semi-Detached
£170,000**

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
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5 St. Catherines Hill, Bramley, Leeds, West Yorkshire, LS13 2LE

GROUND FLOOR:

Hallway:

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

Living Room & Dining Area:



Double glazed window, double glazed patio doors opening onto the rear garden, feature fireplace and hearth with a gas fire, ample space for living room & dining room furniture

Fitted Kitchen:



Double glazed window, external door giving access to the side garden, a range of wall, drawer & base units, work surfaces, eye level electric oven / grill, electric hob, extractor hood, an inset 1 1/4 bowl sink and drainer, plumbing for an automatic washing machine, space for a fridge / freezer

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation

Bedroom One:



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

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:

Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with an electric shower above, wash basin, low flush WC, central heating radiator

TO THE OUTSIDE:



Gardens:



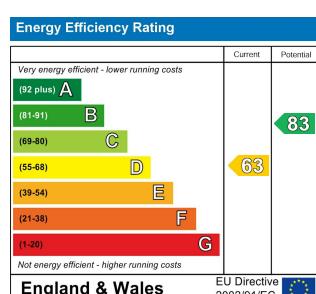
The gardens extend to the front, side and rear of the property and have hedge borders

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: D

EPC LINK:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2030-9440-2095-3981>



Floor Plan



Ground Floor
Approx. 38.50 sqm.
(414.30 sqft.)



First Floor
Approx. 38.50 sqm.
(414.30 sqft.)