

2 Fernbank Gardens Leeds



**3 Bedroom House - Semi-Detached
£229,995**

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 Fernbank Gardens, Rodley, Leeds, West Yorkshire, LS13 1BP

GROUND FLOOR:

Porch:

Access via a part glazed front entrance door, double glazed windows

Entrance Hallway:



Stairs rising to the first floor accommodation, central heating radiator, under stair storage cupboard

Office Room / Play Room:



Double glazed window, central heating radiator, ample space for an office / play room, access to a downstairs wet room / WC

Downstairs Wet Room / WC:



Velux window, electric shower, low flush WC, wash basin

Living Room:



Double glazed window, central heating radiator, television point, fire place & hearth with an inset living flame, ample space for a 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, part glazed door giving access to the side of the property, a range of fitted wall, drawer & base units, work surfaces, an inset sink & drainer, gas cooker point, plumbing for an automatic washing machine, ample space for a fridge / freezer

FIRST FLOOR:

Landing:

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

Bedroom One:



Double glazed window, central heating radiator, ample space for a range of bedroom furniture

Bedroom Two:



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

Bedroom Three:



Double glazed window, central heating radiator

Family Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath, low flush WC, wash basin, central heating radiator / towel warmer

TO THE OUTSIDE:



Gardens:



The front garden is mainly laid to lawn but has a small paved area and is enclosed by hedging. The rear garden is low maintenance and fully paved.

Off Street Parking / Driveway / Garage:

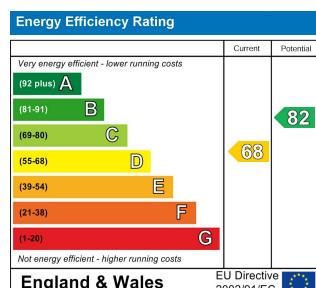
A driveway provides useful off street parking for 2 cars. A garage also provides additional parking and provides a useful storage space.

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0212-0007-9206-6809-2200>



Floor Plan



Ground Floor

