

**175 Ring Road  
Leeds**



**3 Bedroom House - Terrace Inner Through  
£199,995**

69 Lower Wortley Road  
Wortley  
Leeds  
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# 175 Ring Road, Farnley, Leeds, West Yorkshire, LS12 5LU

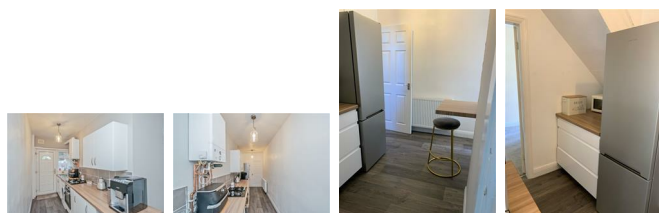
## GROUND FLOOR:

### Entrance Hallway:



Access via a recently fitted composite front entrance door, double glazed window, stairs rising to the first floor

### Fitted Kitchen:



Double glazed window, an external door giving access to the garden, a modern fitted range of wall drawer & base units, work surfaces, built under electric oven / grill, four burner gas hob, an inset sink and drainer, plumbing for an automatic washing machine, space for a fridge / freezer, combination boiler (approx. 12 months old)

## OPEN PLAN LIVING ROOM / DINING AREA:

A semi open plan living / dining area

### Living Room:



Double glazed window, central heating radiator, television point, open plan to the dining area

### Dining Room:



Double glazed window, central heating radiator, ample space for a dining table and chairs, open plan to the living room

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation

### Bedroom One:



A good sized double bedroom - Double glazed window, central heating radiator

### Bedroom Two:



A good sized double bedroom - Double glazed window, central heating radiator, access to a part boarded loft space



Bedroom Three:



A good sized double bedroom - Double glazed window, central heating radiator

Bathroom / WC:

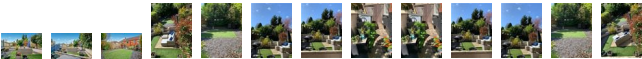


Double glazed window, a white suite comprising of a panelled bath with shower mixer taps, low flush WC, wash basin, central heating radiator, tiling to the walls, extractor fan

TO THE OUTSIDE:



Gardens:



The front garden is mainly low maintenance. There is a ginnel (shared with the neighbour) which provides access to the rear garden. The rear garden is a good size and has paved and low maintenance seating areas, an artificial lawn, a variety of ornamental planting, a garden shed (with power), and external lighting

Parking Spaces x 2:



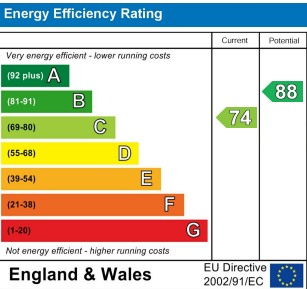
There are two parking spaces associated with the property

EPC Link:

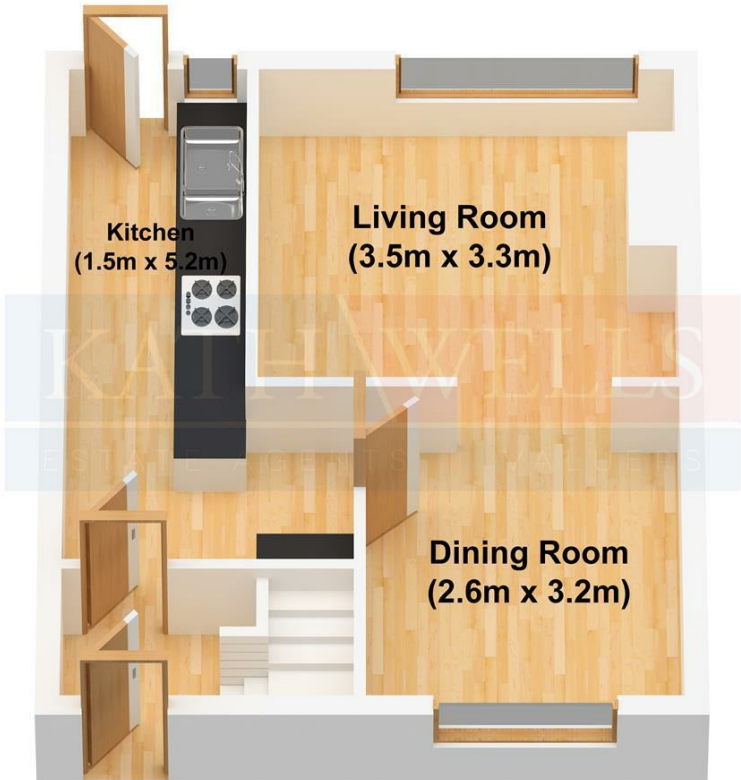
<https://find-energy-certificate.service.gov.uk/energy-certificate/0074-0207-0105-7712-2200>

Council Tax Band / EPC Rating:

Council Tax Band: A / EPC Rating: C



Ground Floor



First Floor

