

4 Whitehall Green Leeds



3 Bedroom House - Mews £149,500

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

4 Whitehall Green, Wortley, Leeds, West Yorkshire, LS12 5LT

GROUND FLOOR:

Entrance Hallway:



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

Cloakroom / WC:

A good sized cloakroom with a white suite comprising of a low flush WC, wash basin and central heating radiator

Fitted Dining Kitchen:



Double glazed window, double glazed French doors opening onto the rear garden, a modern range of fitted wall, drawer & base units, work surfaces, a built under electric oven / grill, gas hob with an extractor above, plumbing for an automatic washing machine, space for a fridge / freezer, an inset sink and drainer, ample space for a dining table and chairs, central heating radiator

FIRST FLOOR:

Landing:

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

Living Room:



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

Bedroom Three:



A good sized large single bedroom, double glazed window, central heating radiator

Family Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath, low flush WC, wash basin and central heating radiator

SECOND FLOOR:

Landing:

Access to the second floor accommodation and to an insulated loft space

Bedroom One:



Double glazed window, central heating radiator, a range of fitted wardrobes / storage

En-suite Shower Room / WC:



A modern white suite comprising of a glazed shower cubicle with a shower, a wash basin, low flush WC and central heating radiator

Bedroom Two:



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

TO THE OUTSIDE:



Off Street Parking / Integral Single Garage:



This property benefits from an integral single garage which provides useful off street parking and / or storage

Gardens:



The front garden is open plan. The rear garden is enclosed and mainly low maintenance with a decking patio / seating area

Council Tax Band & EPC Rating:

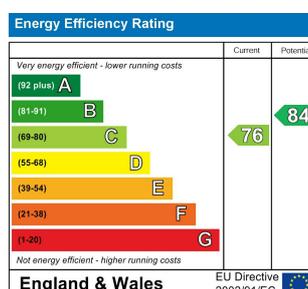
Council Tax Band: C & EPC Rating: C

Council Tax Link:

<https://www.tax.service.gov.uk/check-council-tax-band/property/522c4076-9ba0-145c-c769-f64204ecb4d2>

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8009-8296-7002-0597-7306>



Ground Floor



First Floor



Second Floor

