



18 Walkers Lane Leeds



3 Bedroom House - Semi-Detached £199,999

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18 Walkers Lane, Lower Wortley, Leeds, West Yorkshire, LS12 4AP

GROUND FLOOR:

Entrance Hallway:

Access via a part glazed front entrance door, double glazed window, central heating radiator, stairs to the first floor, under-stairs storage cupboard

Living Room:

Double glazed window, central heating radiator, television point

Kitchen:

Double glazed window, a part glazed external door giving access to the side garden, a range of fitted cabinets, built under electric oven / grill, has hob, extractor, plumbing / space for a dishwasher, space for a fridge / freezer, an inset sink and drainer, storage cupboard

Dining / Sitting Room:

A spacious family room with two double glazed windows, a fireplace and hearth with a gas fire, ample space for a dining table & chairs and settee's, central heating radiator

FIRST FLOOR:

Landing:

Access to the first floor accommodation, access to a boarded loft space with power & light via a pull down loft ladder

Bedroom One:

Double glazed window, central heating radiator, a range of wardrobes are included in the sale price

Bedroom Two:

Double glazed window, central heating radiator

Bedroom Three:

Double glazed window, central heating radiator

Bathroom:

Double glazed window, a two piece suite comprising of a panelled bath and a wash basin, central heating radiator

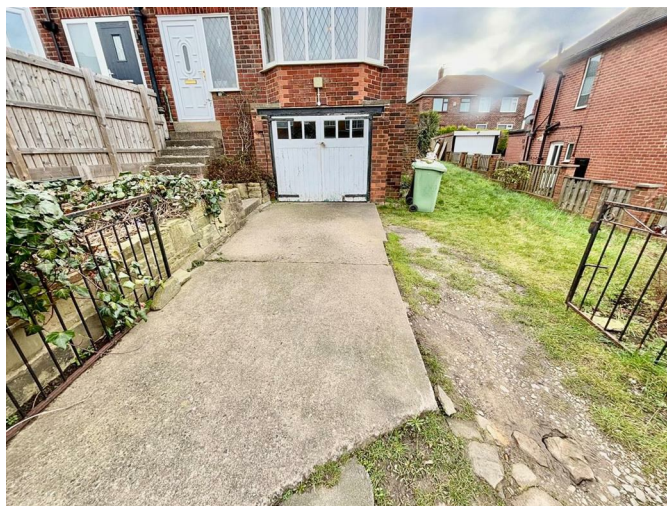
Separate WC:

Double glazed window, central heating radiator

TO THE OUTSIDE:



Off Street Parking / Drive / Integral Garage:



A driveway provides useful off street parking and access to a single integral garage. The garage has power and light and plumbing for an automatic washing machine

Gardens:



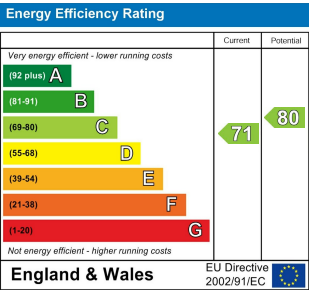
The gardens extend to three sides of the property. The front garden has paved and planted areas. The rear and side gardens are mainly lawn. There is access to under-house storage from the rear garden

EPC Link:

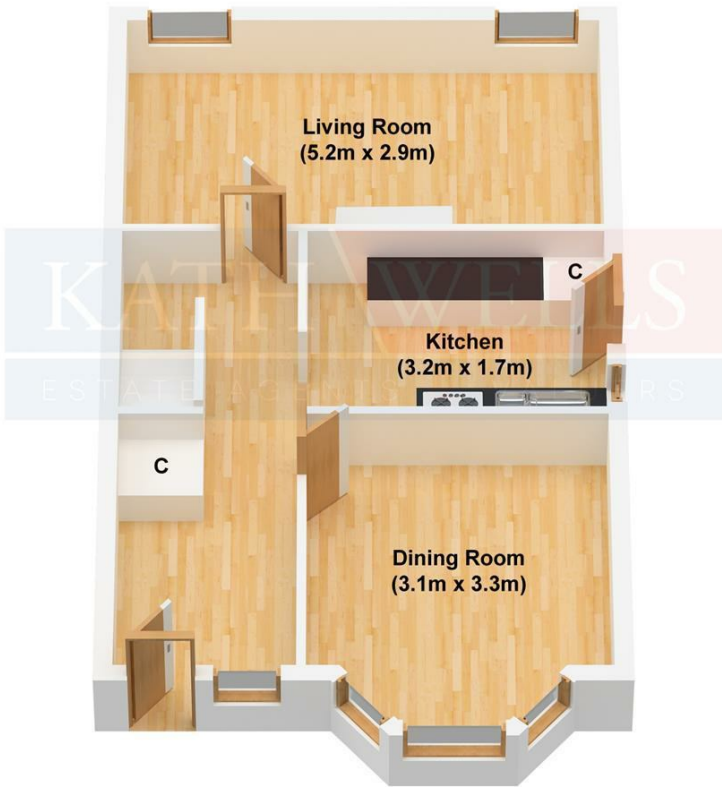
<https://find-energy-certificate.service.gov.uk/energy-certificate/4720-2222-0259-5003-0543>

Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: C



Ground Floor



First Floor

