



18 Walkers Lane Leeds



**3 Bedroom House - Semi-Detached
£199,999**

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
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18 Walkers Lane, Lower Wortley, Leeds, TO THE OUTSIDE: 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

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>

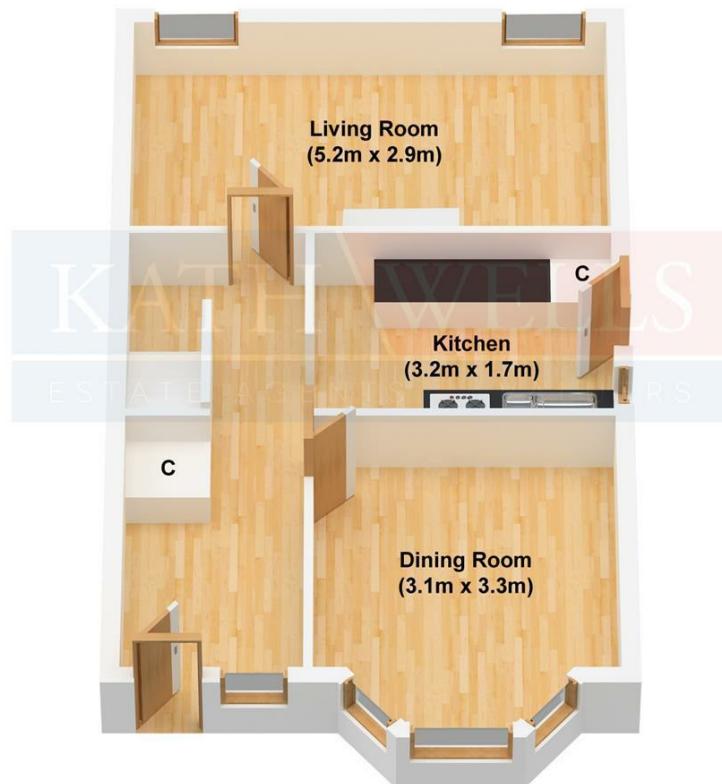
Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor Plan

Ground Floor



First Floor

