

HUNTERS[®]

HERE TO GET *you* THERE



Chestnut Gardens

Wortley, LS12 4LP

Offers In The Region Of £230,000



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Council Tax: C



21 Chestnut Gardens

Wortley, LS12 4LP

Offers In The Region Of £230,000



- Two bedroom semi detached bungalow
- No forward chain
- Perfect for couples and downsizers
- New combi boiler 2022
- Generous sized corner plot
- Single garage and driveway
- Sought after Cul de sac location in Wortley

Tucked away in a quiet CUL-DE-SAC in Wortley is this TWO BEDROOM SEMI DETACHED BUNGALOW and is offered to the market with NO FORWARD CHAIN, sure to appeal to a range of buyers in particular COUPLES and DOWNSIZERS. Featuring ready to move into accommodation throughout and including a WORCESTER BOSCH COMBI BOILER INSTALLED IN 2022, the property occupies a generous sized corner plot with mature gardens to three sides, a single GARAGE and DRIVEWAY for off street parking.

Having both PVC DOUBLE GLAZING, GAS FIRED CENTRAL HEATING and a HIVE ENERGY SYSTEM, the accommodation briefly comprises: ENTRANCE PORCH with tiled flooring leading to a spacious LIVING/DINING ROOM with engineered oak flooring, a large bow window and a gas fire with surround and hearth. The KITCHEN has a range of wall and base units with an integrated electric oven, gas hob and extractor hood, space for a washing machine and fridge/freezer.

There are TWO bedrooms, both of which are double sized rooms and both have fitted wardrobes. The BATHROOM has a three piece suite with overhead electric shower and part tiled walls. Bedroom two provides access to the loft space which is partially boarded for storage purposes.

Outside, the property occupies a generous sized corner plot with mature gardens to three sides. There is a private gate which leads to Upper Wortley Road for easy access to transport links and local amenities. To the front of the property there is a single GARAGE with light and power and also a DRIVEWAY for off street parking.

The location of the property is ideal for commuting to Leeds city centre and connecting motorway links. There are a good range of local amenities in Wortley, including a variety of shops and convenience stores within 700 metres of the address.

PORCH

4'08 x 3'02 (1.42m x 0.97m)

LIVING/DINING ROOM

17'00 x 11'06 (5.18m x 3.51m)

KITCHEN

10'05 x 6'10 (3.18m x 2.08m)

BEDROOM ONE

12'10 x 8'08 (3.91m x 2.64m)

BEDROOM TWO

9'02 x 8'09 (2.79m x 2.67m)

BATHROOM

6'05 x 5'09 (1.96m x 1.75m)

REAR HALL



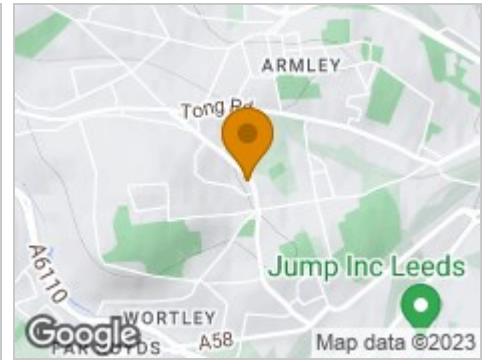
Road Map



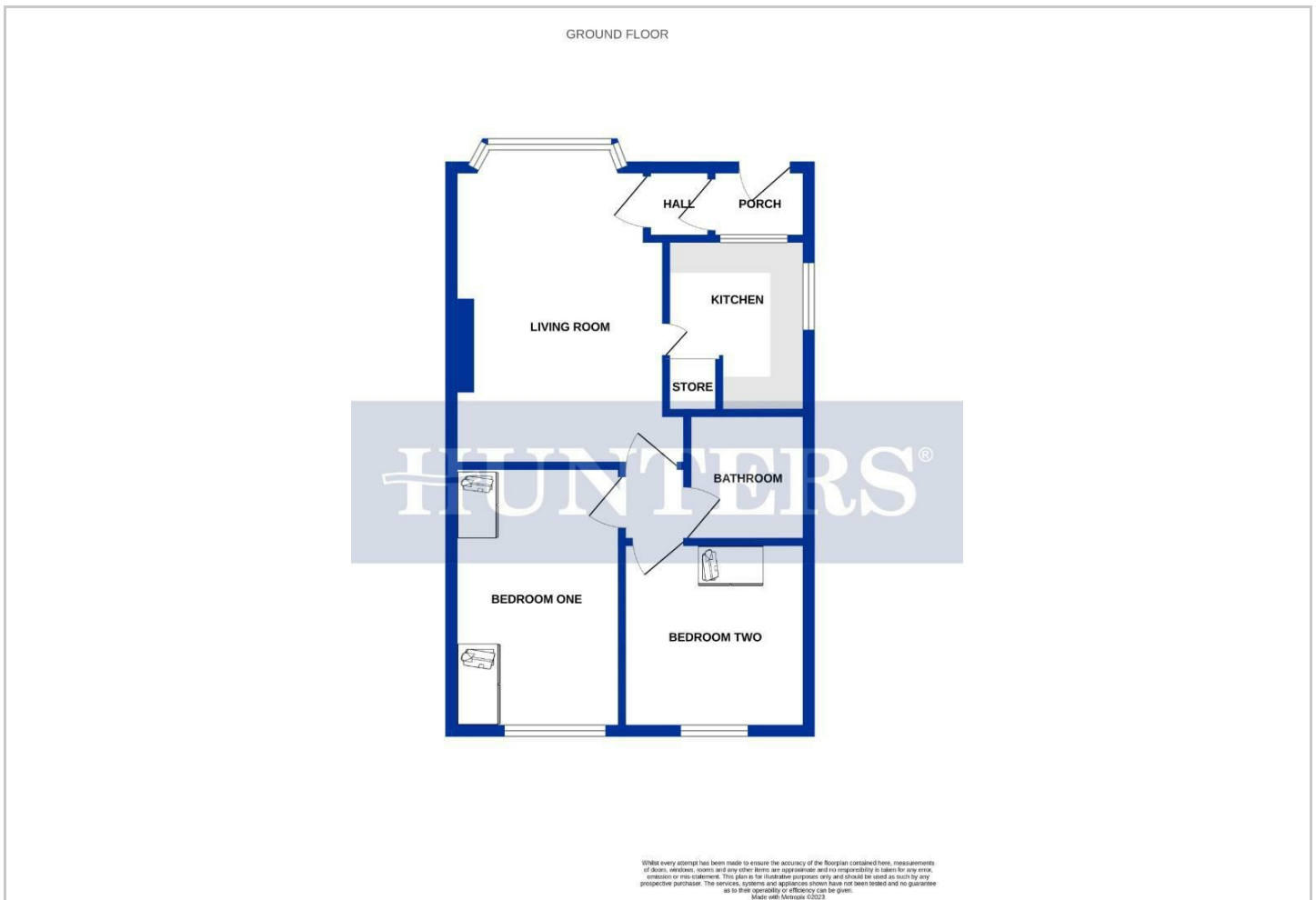
Hybrid Map



Terrain Map



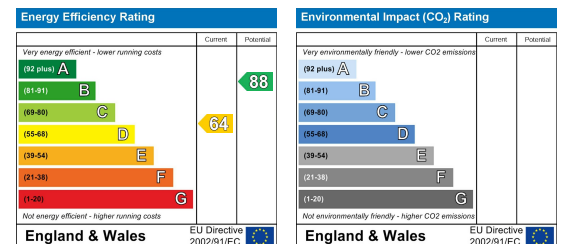
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.