KATH | WELLS

ESTATE AGENTS & VALUERS

12 Wheelwright Close
Leeds



3 Bedroom House - Detached
£270,000

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

12 Wheelwright Close, Leeds, West Yorkshire, LS12 4UP

GROUND FLOOR:

Entrance Vestibule:
Access via a part glazed front entrance door, double glazed window

Hallway:
Stairs rising to the first floor, central heating radiator

Dining Room:




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

Living Room:






Double glazed window, central heating radiator, fire place & hearth, ample space for living room furniture

Fitted Breakfast Kitchen:

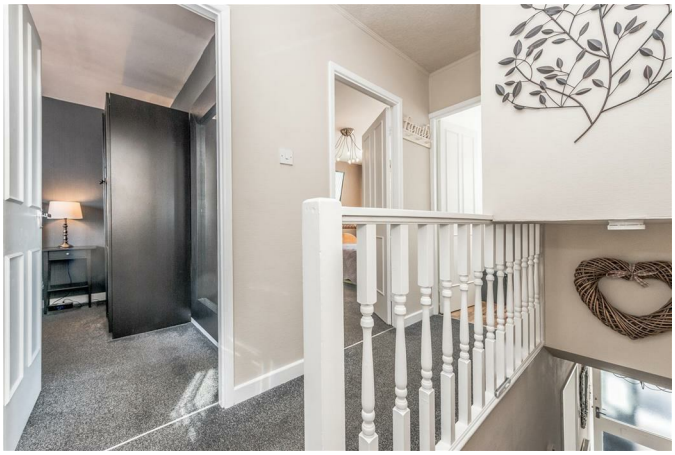





Part glazed rear door, double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas hob, extractor hood above, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, an integrated breakfast counter, storage cupboard

FIRST FLOOR:

Landing:



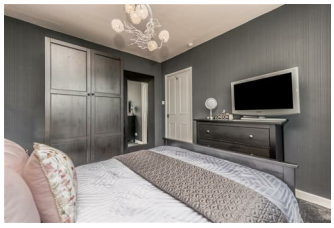
Double glazed window, access to the first floor accommodation & loft space, storage cupboard

Bedroom One:



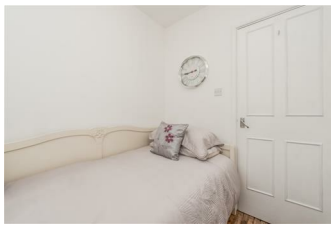

Double glazed window, central heating radiator, a good sized double bedroom

Bedroom Two:

Double glazed window, central heating radiator

Bedroom Three:

Double glazed window, central heating radiator

Bathroom / WC:



A modern white suite comprising of a panelled bath, low flush WC, wash basin, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:





Gardens:



This property has gardens to the front, side & rear. The front garden is low maintenance & fully enclosed. The side garden has a decked patio & is also enclosed. The rear garden is also low maintenance & has an artificial lawn

Off Street Parking / Driveway:



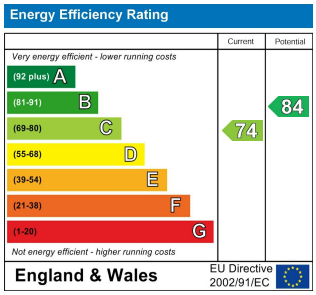
A driveway to the front of the property provides useful off street parking for two cars.

Council Tax Band & EPC Rating:

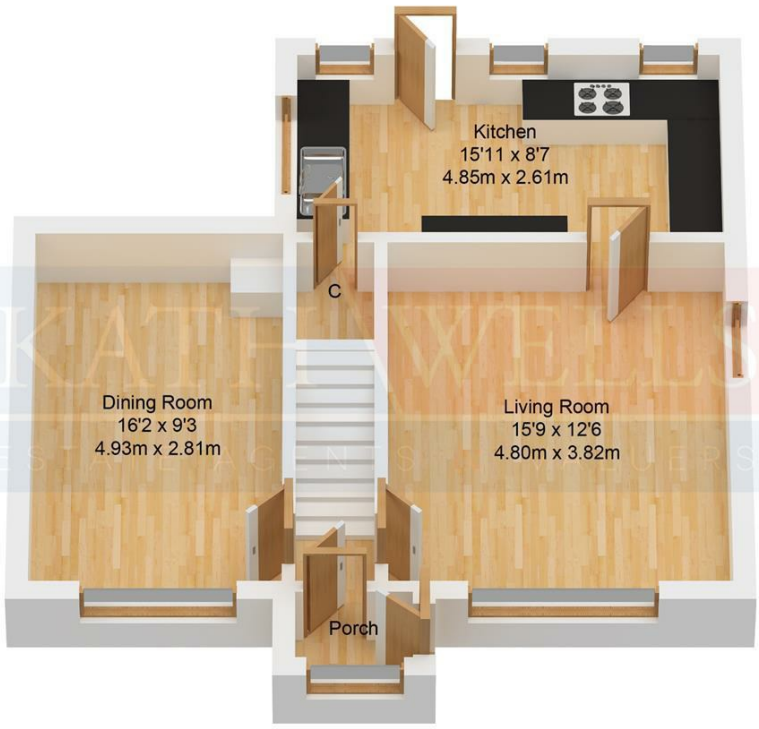
Council Tax Band: C / EPC Rating: C

EPC Link:

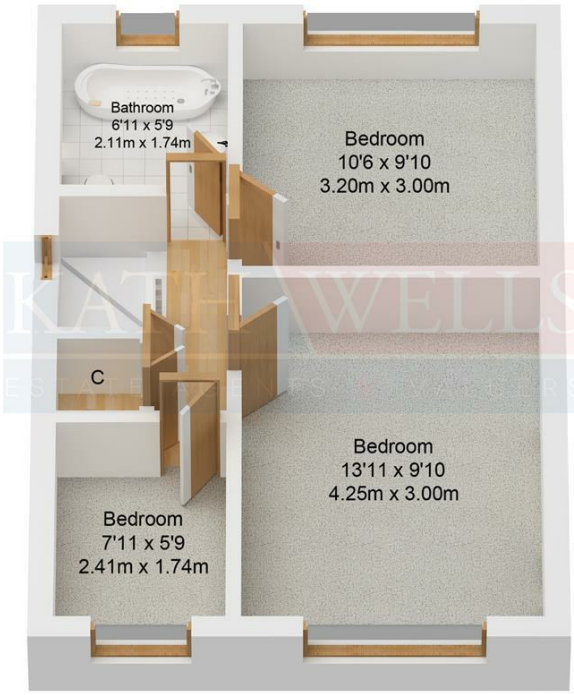
https://find-energy-certificate.service.gov.uk/energy-certificate/9994-0207-0605-3724-2400



Floor Plan



Ground Floor
Approx. 53.23 sqm.
(572.96 sqft.)



First Floor
Approx. 36.66 sqm.
(394.60 sqft.)