KATH | WELLS

ESTATE AGENTS & VALUERS

79 Green Hill Drive
Leeds



3 Bedroom House - Semi-Detached
£260,000

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79 Green Hill Drive, Leeds, West Yorkshire, LS13 4JZ

GROUND FLOOR:

Entrance Hallway:



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

Fitted Kitchen:





Double glazed window, a wide range of fitted wall, drawer & base units, work surfaces, gas cooker point with an extractor fan above, inset sink & drainer, ample space for a fridge / freezer, central heating radiator, access to the utility room

Utility Room:



Part glazed external door to the rear, access to the garage, plumbing for an automatic washing machine

Dining Room:



Double glazed windows, inset electric fire, ample space for a dining table & chairs, central heating radiator

Living Room / Lounge:







Double glazed window, television point, fire place & hearth with an insert gas fire, central heating radiator, ample space for living room & additional furniture

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation, access to a boarded loft via a pulldown loft ladder

Bedroom One:




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

Bedroom Two:




Double glazed window, fitted wardrobes, central heating radiator

Bedroom Three:




Double glazed window, central heating radiator, storage cupboard

Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with a plumbed shower above, low flush WC, wash basin, central heating radiator

TO THE OUTSIDE:




Gardens:





The rear garden is a great size & comprises of a lawn, a paved patio & is fully enclosed as well as having outside lighting. The front garden also has a lawn & is fully enclosed.

Off Street Parking / Driveway / Single Garage:

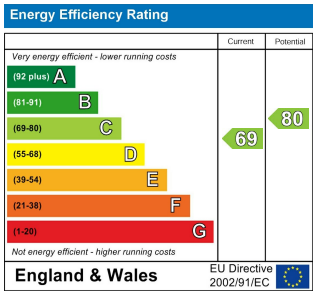
A driveway provides useful off street parking for two family sized cars. A single garage provides additional parking as well as a useful outside storage space

Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: C

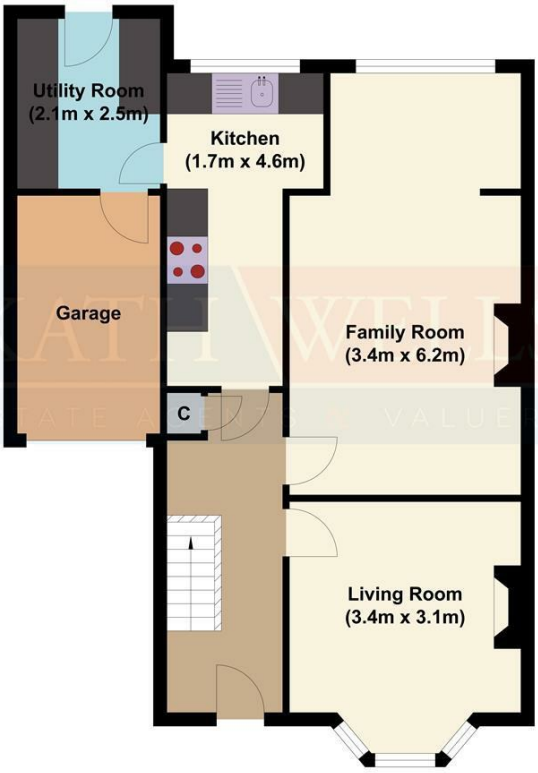
EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/8704-1246-8002-0026-7402



Floor Plan

Ground Floor



First Floor

