KATH | WELLS

ESTATE AGENTS & VALUERS

4 Windmill Court
Leeds



5 Bedroom House - Detached
£375,000

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4 Windmill Court, Wortley, Leeds, West Yorkshire, LS12 4WB

GROUND FLOOR:

Entrance Hallway:

Access via a part glazed front entrance door, stairs rising to the first floor

Open Plan Living Room / Dining Area:



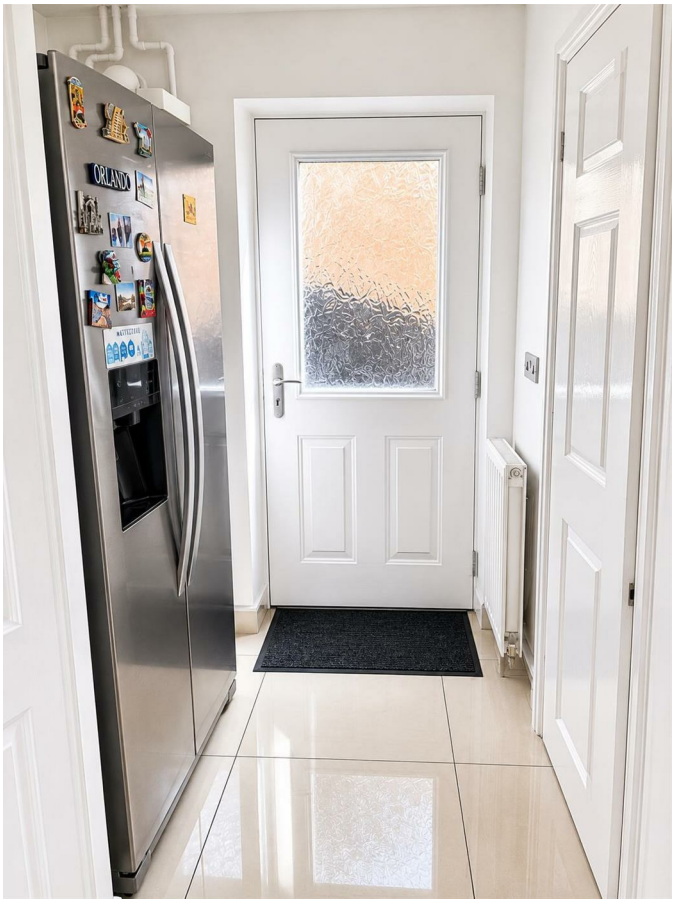
Double glazed bay window, storage cupboard, ample space for a range of living room & dining furniture, central heating radiators

Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas hob with an extractor hood above, eye level oven / grill, inset sink & drainer, integral dishwasher, ample space for fridge / freezer

Utility Room:



Part glazed side door to the rear, central heating radiator, a useful storage space

Downstairs WC:



Double glazed window, low flush WC, wash basin, central heating radiator

Bedroom Five:



Double glazed window, central heating radiator, potential to have an En-suite shower room

FIRST FLOOR:

Landing:



Access to the first floor accommodation, access to a part boarded loft space, storage cupboard

Bedroom One:



Double glazed window, central heating radiator, television point, ample space for a range of bedroom furniture

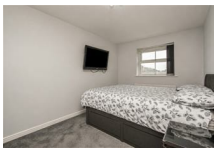
En-Suite Shower Room / WC:




Double glazed window, a fully tiled suite comprising of a glazed shower cubicle with a plumbed shower above, low flush WC, wash basin, ladder style central heating radiator / towel warmer

Bedroom Two:





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

Bedroom Three:





Double glazed window, central heating radiator

Bedroom Four:




Double glazed window, central heating radiator

Family Shower Room / WC:



Double glazed window, a lovely suite comprising of a walk in shower with a plumbed shower above, low flush WC, wash basin set into a vanity unit, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:



Gardens:







The rear garden is a great size & consists of a good size lawn ideal for alfresco dining, a patio & is fully enclosed. The front garden is also laid to lawn and is low maintenance.

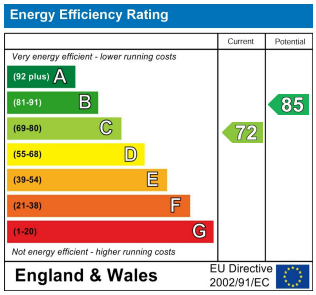
Off Street Parking / Driveway:



A driveway to the front provides useful off street parking

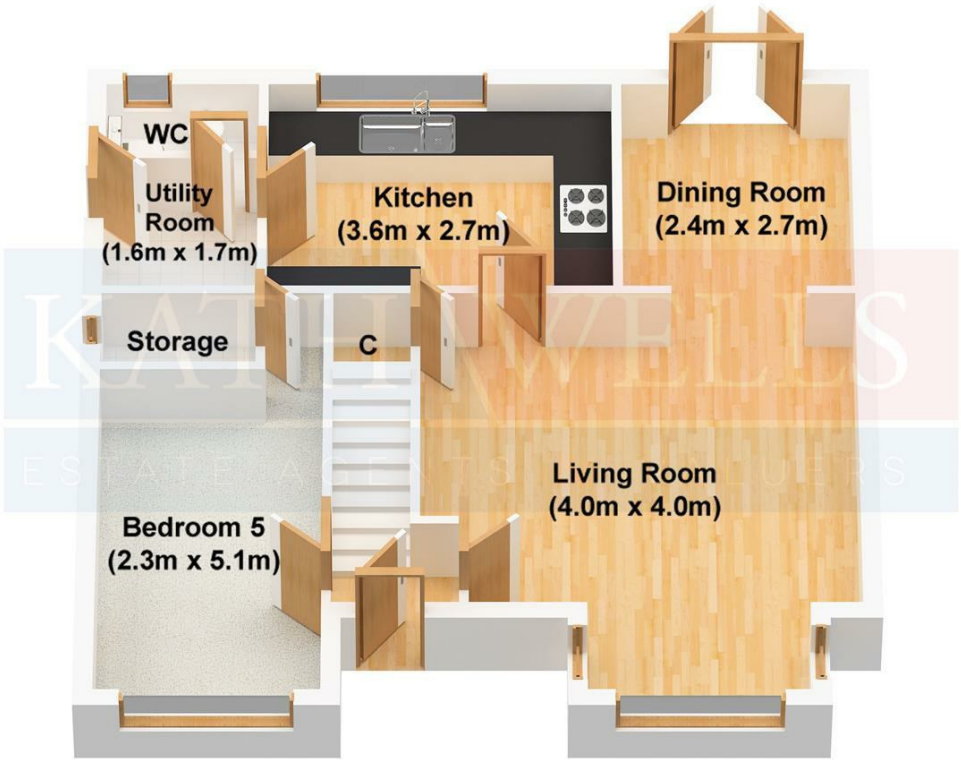
Council Tax Band & EPC Rating:
Council Tax Band: D / EPC Rating: C

EPC Link:
https://find-energy-certificate.service.gov.uk/energy-certificate/2010-9956-7060-6200-4705



Floor Plan

Ground Floor



First Floor

