KATH | WELLS

ESTATE AGENTS & VALUERS

44 Granny Lane
Leeds

2 Bedroom House - Townhouse
£160,000

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

44 Granny Lane, Wortley, Leeds, West Yorkshire, LS12 4TZ

GROUND FLOOR:

Entrance Hallway:
Access via a part glazed front entrance door, stairs rising to the first floor accommodation, central heating radiator

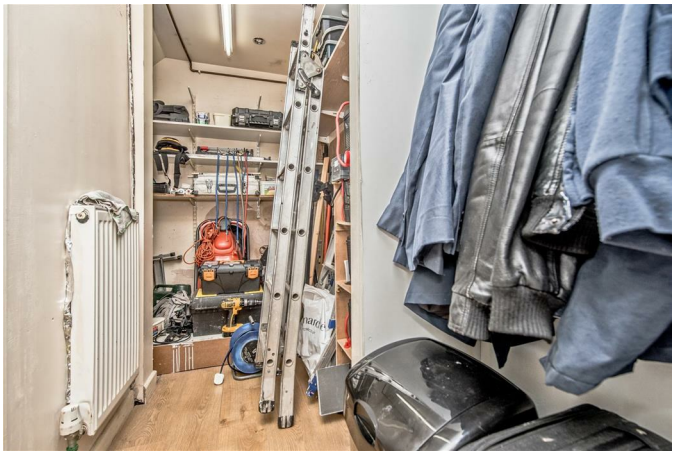
Fitted Dining Kitchen:

Double glazed French doors to the front, double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas hob with an extractor fan above, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, ample space for a dining table & chairs

Downstairs WC:

Low flush WC, wash basin

Utilty:



FIRST FLOOR:

Landing:
Part glazed door giving access to a rear garden, access to the living room

Living Room:

Double glazed window, television point, stairs rising to the second floor, central heating radiator

SECOND FLOOR:

Landing:
Access to the second floor accommodation, access to a loft space

Bedroom One:

Double glazed window, fitted wardrobes, central heating radiator

Bedroom Two:

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

Shower Room / WC:

Double glazed window, a suite comprising of a glazed shower cubicle with an electric shower above, low flush WC, wash basin, ladder style central heating radiator

TO THE OUTSIDE:

Gardens:

The rear garden is a good sized & comprises of a lawn & paved patio and can be accessed from the first floor of the property. To the front of the property there is another lawn space.

Off Street Parking / Driveway:

A driveway provides useful off street parking for a family sized car

Council Tax Band & EPC Rating:

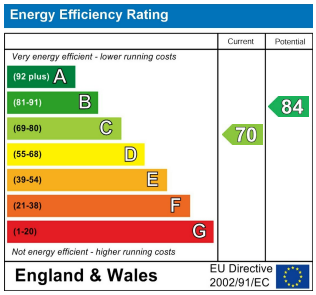
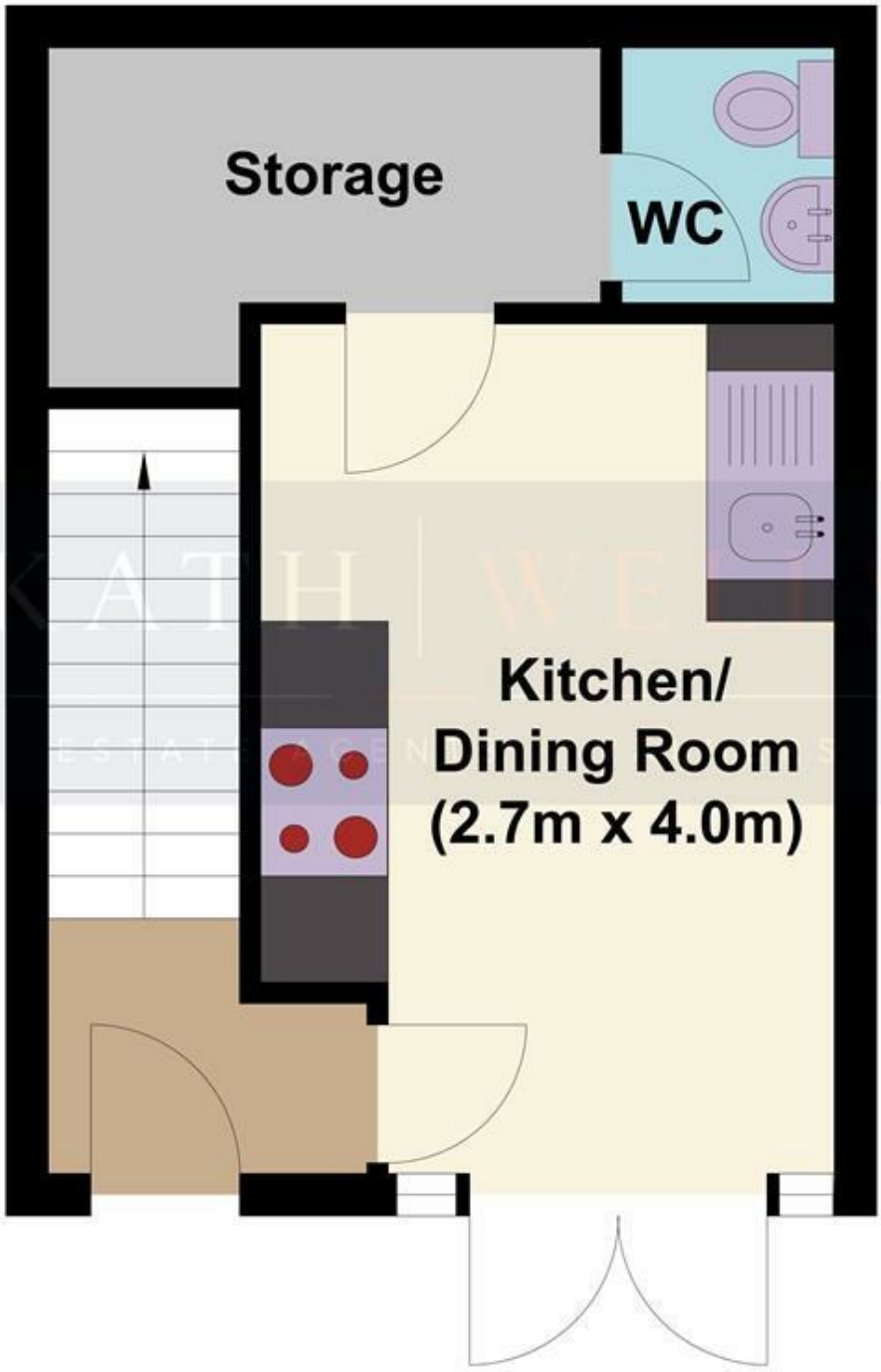
Council Tax Band: A / EPC Rating: C

EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/1506-1286-8002-0021-7406

Anti-Money Laundering (AML) Checks:

By law, we must carry out Anti-Money Laundering (AML) checks to verify the identity of all buyers once an offer has been accepted. The cost is £35.00 plus VAT (£42.00 total) per buyer, and this fee is payable when your offer is accepted. These checks are a legal requirement for all purchasers.



Ground Floor