

11 Dragon Drive Wortley



**Three Bedroom Extended Semi Detached
Asking price: £199,995**

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11 Dragon Drive Wortley, LS12 4AS

* LARGE REAR GARDEN ** OFF STREET PARKING ** DETACHED GARAGE ** EXTENDED DINING ROOM ** DOUBLE GLAZING ** GAS CH & DG ** SUN ROOM *
* VIEWING HIGHLY ADVISED ** VIRTUAL TOUR AVAILABLE *

Located in the heart of Wortley amidst similar style homes in a popular residential areas of Wortley is this THREE BEDROOM family home close to local amenities such as shops, schools and bus routes / transport links to surrounding areas This property benefits from having OFF STREET PARKING in addition to a DETACHED SINGLE GARAGE, CENTRAL HEATING, DOUBLE GLAZING & TWO RECEPTION ROOMS.

Briefly throughout the property comprises of a HALLWAY with stairs rising to the first floor, a good sized LIVING ROOM with a fire place and living flame gas fire, an EXTENDED DINING ROOM, a FITTED KITCHEN, TWO DOUBLE BEDROOMS a further SINGLE BEDROOM and a modern BATHROOM / WC with a shower over the bath. Externally the property has attractive GARDENS to the FRONT & REAR and a driveway providing useful off street parking.

Local amenities are within walking distance and the motorway networks and Leeds City centre are a short drive away. Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com. EPC Rating: C

The Property Benefits From:

Popular Residential Location, Large Rear Garden, Off Street Parking, Single Detached Garage, Security Alarm, Two Reception Rooms, CH & DG, Viewing Advised

The Property Comprises of:

Hallway, Living Room, Extended Dining Room, Fitted Kitchen, Sun Room, Two Double Bedrooms, Single Bedroom, Bathroom / WC

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR:

Entrance Hallway:

Access via a part glazed composite front entrance door, storage cupboard, telephone point, laminated wood floor, central heating radiator, stairs to the first floor



Living Room:

Double glazed bay window to the front elevation, a fire surround and tiled hearth with an inset pebble effect gas fire, television point with connection for Sky, central heating radiator, laminated wood floor



Extended Dining Room:

Double glazed window to the rear elevation, laminated wood floor, central heating radiator, ceiling coving, a fire place and hearth with a gas fire



A double glazed sun room with a dwarf wall and access to the rear garden

FIRST FLOOR:

Landing:

Double glazed window to the side elevation, access to the loft space which has power and lighting



Bedroom One:

Double glazed bay window to the front elevation, central heating radiator



Fitted Kitchen::

Double glazed windows to the rear and side elevation, a range of wall, drawer & base units, complimentary work surfaces, an inset stainless steel sink and drainer with a mixer tap, plumbing for an automatic washing machine, built in electric oven, four ring gas hob, space for a fridge, central heating radiator, a half glazed composite door providing access to the rear garden



Bedroom Two:

Double glazed window to the rear elevation, ceiling coving, central heating radiator



Sun Room:



Bedroom Three:

Double glazed window to the front elevation, central heating radiator, ceiling coving



Bathroom / WC:

Double glazed window to the rear elevation, a three piece suite in white comprising of a panelled bath with a rainfall shower over and a hand held shower attachment, a wash basin and a double flush WC, inset ceiling lighting, laminated wood floor, a useful storage cupboard



TO THE OUTSIDE:

Gardens:

The front garden is enclosed and has a hedge and well stocked borders. The good sized enclosed rear garden has two decked patios, a tap, and a power point



Parking / Garage:

A driveway provides useful off street parking and access to a single detached garage with an up and over door, power and light

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	83
England & Wales	EU Directive 2002/91/EC	

Floor Plans:

Directions:

From our Wortley Office proceed up Lower Wortley Road to the mini roundabout, turn right into Dixon Lane, continue to the junction, turn left onto Whitehall Road, turn left into Dragon Drive. Number 11 can be found signified by our FOR SALE SIGN

Mortgages:

Reach 4 Mortgage solutions Ltd is based in our offices and can offer a whole of market mortgage advice service to our clients. Whether you're buying for the first time, moving up the property ladder or buying for investment, Reach 4 will give you advice on a competitive range of mortgage and protection plans to suit your specific needs. They will then keep you updated every step of the way and provide an ongoing service as your financial needs change.

Kath Wells Estate Agents introduces Reach 4 Mortgage solutions Ltd for the purpose of arranging and advising on mortgages and protection. Reach 4 Mortgage solutions Ltd is an appointed representative of mortgage advice bureau Ltd which is regulated and authorised by the Financial Conduct Authority.

In general, Buy to Let mortgages are not regulated by the Financial Conduct Authority,

Your home may be repossessed if you do not keep up repayments on your mortgage.

Viewing:

Strictly by appointment with Kath Wells Estate Agents on 0113 231 1033

Internet:

Properties for sale can be viewed on the "World Wide Web", www.kathwells.com

E-mail: sales@kathwells.com

THINKING OF SELLING?

Should you be thinking of selling your property please contact us as soon as possible to arrange for a free valuation, we may already have a potential buyer waiting for your home.

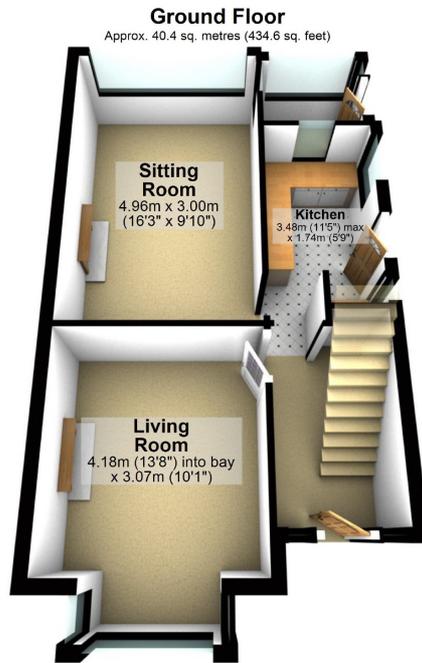
Reference: 8874 - 16 January 2021

Please note:

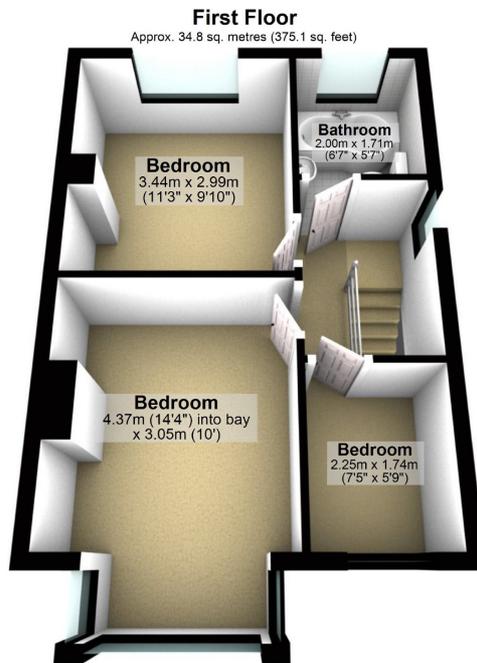
The above measurements are approximate and may have been taken using an electronic measure and whilst believed to be fair representation may be subject to mechanical error. We have not carried out a detailed professional survey. Services, fixtures, equipment referred to in the sales details and appliances mentioned, including central heating systems and other gas/electrical fittings have not been tested by ourselves and working order cannot therefore be confirmed, nor can any warranty be given as to their condition. It is your own responsibility to ensure you are fully aware of the condition of the property you are buying before legal commitment, it is always recommended that you arrange your own independent survey, if you fail to do so you should be aware of the risks you are taking. The sales particulars have been compiled from observation and discussion with the vendor of the property, items described in the sales particulars are included in the sale, all other items are specifically excluded and certain items that appear in any photograph may not be included.

These details have not yet been checked or approved by the vendor and may be subject to change!!

Floor Plan 1



Floor Plan 2



Floor Plan 3

