

## **26 Greenside Drive Wortley**



**Three Bedroom Semi Detached  
: £795**

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## 26 Greenside Drive Wortley, LS12 4SF

\* NEW TO LET \* \* UNFURNISHED \* \*  
DRIVEWAY \* \* STORAGE GARAGE \* \*  
ENCLOSED REAR GARDEN \* \* GAS  
CENTRAL HEATING \* \* DOUBLE GLAZING \*  
\* ALARM \* \* CUL DE SAC LOCATION \* \*  
REQUIRED DEPOSIT: 915.00 \*

Located in a popular area of Wortley and only two miles from the centre of Leeds and all its amenities, is this attractive THREE BEDROOM SEMI DETACHED family home which is being offered UNFURNISHED.

Briefly throughout the accommodation comprises of a HALLWAY with stairs rising to the first floor, a LIVING ROOM with french doors leading to the rear garden, A FITTED KITCHEN with ample storage cabinets, integrated fridge freezer and a brand new oven. To the first floor there are TWO DOUBLE BEDROOMS ( one of which has wardrobes ), a SINGLE BEDROOM and a modern FAMILY BATHROOM / WC comprising of a bath with shower over, a wash basin and a WC. Externally, the low maintenance rear garden is enclosed and there is a storage GARAGE. There is a DRIVEWAY providing useful off street parking to the front.

The property is conveniently located for access to the motorway network (M62, M621, M1), within walking distance of local amenities and within the catchment area of several well regarded primary and high schools.

Only by viewing can you appreciate both the location and presentation of this superb family home. To arrange a viewing please contact our office on 0113 2311 033 / sales@kathwells.com.  
EPC Rating: E

### **The Property Benefits From:**

Unfurnished, Gas Central Heating, Double Glazing, Security Alarm, Storage Garage, Driveway, Gardens to the Front and Rear, Cul De Sac Location. Required Deposit: £915

### **The Property Comprises of:**

Entrance Hallway, Living Room, Fitted Kitchen, Two Double Bedrooms, Single Bedroom, Bathroom / WC

### **ACCOMMODATION**

(All measurements are approximate)

### **GROUND FLOOR:**

### **Entrance Hallway:**



### **Living Room:**



### **Fitted Kitchen:**



## FIRST FLOOR:

### Landing:



### Bedroom One:



### Bedroom Two:



### Bedroom Three:



### Bathroom / WC:



## TO THE OUTSIDE:

### Gardens:



Floor Plan 1

Floor Plan 2

Floor Plan 3

