



Windmill Court, Lower Wortley Leeds LS12 4WB

welcome to

Windmill Court, Lower Wortley Leeds

Modern three-bedroom semi-detached home featuring a multi-car driveway, lawned front garden and enclosed rear with summer house benefiting from electricity. Spacious lounge, kitchen diner with breakfast bar and French doors, downstairs WC, two double bedrooms, one single, family bathroom and loft.



Property Information

This beautifully presented three-bedroom semi-detached home offers modern accommodation throughout, ideal for families, first-time buyers and professionals alike. Featuring a multi-car driveway, enclosed rear garden and a versatile summer house with electricity, this property combines practicality with contemporary living.

To the front a lawned garden and generous driveway create excellent kerb appeal. The welcoming entrance hall leads through to a convenient downstairs WC and a spacious lounge, stylish kitchen diner, fitted with a range of modern units, French doors open directly onto the rear garden. The kitchen also benefits from an Ideal boiler.

Upstairs, the landing offers built-in storage and access to the partially boarded loft, three spacious bedrooms, modern bathroom. Benefiting from home alarm system. Local Schools and Transport links into Leeds City Centre close by.

Entrance Hall

A welcoming entrance hall providing access to the ground floor accommodation, with stairs rising to the first floor landing.

Downstairs Wc

Conveniently located off the hallway and fitted with a low-level WC and wash hand basin.

Lounge

A good-sized lounge positioned to the front of the property, offering a bright and comfortable living space with ample room for a range of furniture.

Kitchen / Diner

The heart of the home, this spacious kitchen diner is fitted with a range of wall and base units, complementary work surfaces, induction hob and integrated oven and grill. A breakfast bar provides an ideal space for casual dining, while French doors open directly onto the rear garden, creating a light and airy feel. The kitchen also houses the Ideal boiler and has further storage under the stairs.

Landing

Providing access to all first-floor rooms, the landing benefits from built-in storage and access to the partially boarded loft space.

Bedroom One

A generous double bedroom positioned to the front elevation, finished with carpeting.

Bedroom Two

A further double bedroom overlooking the rear garden, also benefiting from carpet flooring.

Bedroom Three

A single bedroom to the front, ideal as a child's room, home office or nursery, complete with carpet flooring.

Bathroom

Fitted with a modern three-piece suite comprising bath with shower over, wash hand basin and WC. Finished with lino flooring and contemporary spotlights.

External

To the front, the property enjoys a lawned garden alongside a multi-car driveway providing ample off-road parking.

To the rear, the enclosed south facing garden is mainly laid to lawn and benefits from gated access. Large patio area. A fantastic addition is the summer house, complete with electricity, making it ideal for use as a home office, gym, hobby room or entertaining space. Outdoor power supply.

Agents Note



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Windmill Court, Lower Wortley Leeds

- South facing rear garden
- Multi-car driveway
- Home alarm system
- Kitchen diner with French doors to the garden
- Partially boarded loft

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in the region of

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY116671 - 0007

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