

## **18 Reedsdale Gardens Leeds**



### **3 Bedroom House - Semi-Detached £269,995**

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
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# 18 Reedsdale Gardens, Gildersome, Leeds, West Yorkshire, LS27 7JF

## GROUND FLOOR:

### Hallway:

Access via a front entrance door, double glazed window, central heating radiator, stairs rising to the first floor, under-stairs storage cupboard

### Living Room & Dining Area:



Double glazed windows to the front & rear elevations, a fireplace and hearth, central heating radiators, television point, ample space for living room and dining room furniture

### Fitted Kitchen:



Double glazed window, an external door leading to the side of the property, a range of fitted wall, drawer & base units, work surfaces, built under electric oven / grill, electric hob, extractor hood, an inset 1 1/4 bowl sink and drainer, integral dishwasher, space for a fridge / freezer, plumbing for an automatic washing machine

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation

### Bedroom One:



Double glazed window, central heating radiator, a range of fitted wardrobes

### Bedroom Two:



Double glazed window, central heating radiator, a range of fitted wardrobes

### Bedroom Three:



Double glazed window, central heating radiator

### Bathroom:



Double glazed window, a modern white suite comprising of a panelled bath, wash basin set into a vanity unit, glazed shower cubicle with shower, central heating radiator



### Separate WC:



Double glazed window, low flush WC

### TO THE OUTSIDE:



### Gardens:



The front garden is enclosed by a low wall and hedges and has two lawns. The rear garden is a good size and has a paved path, paved seating area, a lawn, hedge & fenced borders, a greenhouse, and planted beds containing a variety of ornamental planting

### Off Street Parking / Drive / Single Detached Garag



A good sized driveway provides useful off street parking for several cars and access to a detached single garage

### EPC Link:

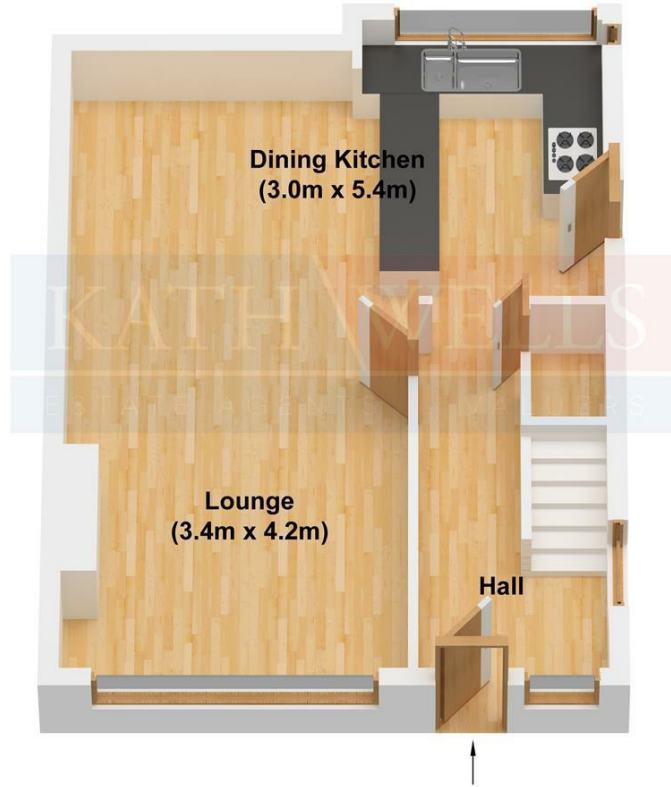
<https://find-energy-certificate.service.gov.uk/energy-certificate/8943-7422-4660-0664-4992>

### Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Ground Floor



### First Floor

