

KATH WELLS

ESTATE AGENTS & VALUERS



35 Kirkdale Mount, Leeds, LS12 6AZ

£217,500

* THREE BEDROOM SEMI - DETACHED ** VERY WELL PRESENTED & MAINTAINED ** PRIVATE GARDENS TO FRONT AND REAR ** GARDEN ROOM ** SMALL GARAGE (SPACE TAKEN FOR GARDEN ROOM) ** PARKING ** READY TO MOVE INTO *

We are very pleased to offer for sale this THREE BEDROOM semi detached property with a garden room.

To the ground floor the property has an ENTRANCE HALLWAY / DINING / KITCHEN, a SPACIOUS LIVING ROOM AND A GARDEN ROOM TO THE REAR OFF THE GARAGE. well appointed and MODERN FITTED KITCHEN, BATHROOM, THREE BEDROOMS AND ACCESS TO LOFT on the first floor. PRIVATE, PET AND CHILD FRIENDLY GARDENS TO THE FRONT AND REAR

The property has been maintained throughout and benefits from having DOUBLE GLAZING, GAS CENTRAL HEATING, GARDENS to the front and rear, a SMALL SINGLE GARAGE with up and over door WHICH HAS BEEN CONVERTED INTO A GARDEN ROOM, driveway for off road parking. Local amenities, well regarded schools and bus routes to surrounding areas are all within walking distance. The M62 / M621 motorway is only a short drive away making the major commercial centres of West Yorkshire and beyond easily accessible. Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 2311 033 / sales@kathwells.com.

Council Tax Band: B / EPC Rating: C

GROUND FLOOR:

Entrance Hall:

Half glazed external front door, central heating radiator, access to the first floor, access to the ground floor rooms.

Lounge:



Double glazed bay window to the front elevation, central heating radiator, wood effect laminate flooring.

Dining Kitchen:



Double glazed window to the rear, patio doors overlooking the rear garden, two central heating radiators, wood effect laminate flooring. Wall, base and drawer units with washable work surface over, stainless steel sink unit with mixer taps, tiled splash back, plumbed for an automatic washing machine and plumber for a dish washer. Free standing Stove with extractor hood over.

FIRST FLOOR:

Stairs To The First Floor

Landing area with access to all first floor rooms and a loft space which is not boarded.

Bedroom One:



Window to the front, central heating, recessed to both sides of the chimney breast.

Bedroom Two:



Double glazed window to the rear, central heating radiator.

Bedroom Three:



Double glazed window to the front, central heating radiator, laminate flooring.

Bathroom / W.C



Frosted double glazed window to the rear, heated towel rail, laminate flooring, three piece suite comprising of a low flush w.c, pedestal wash hand basin and panelled bath,

OUTSIDE:

Storage Garage / Workshop

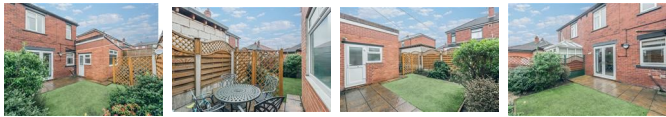


Garden and Drive To The Front



Off road parking for two cars, low level boundary wall enclosed, low maintenance garden with a single path leading to the front of the property.

Garden To The Rear



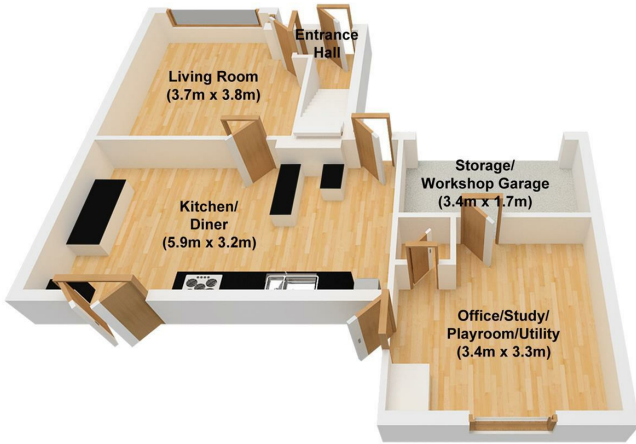
Accessed from the patio doors, enclosed private space with false turf, low maintenance, pet and child safe. The garage has been developed into a work room / gym / office space / playroom housing the boiler which is serviced annually. Although you cannot get a car into the garage this additional room space is extremely versatile and could serve a multitude of uses.

EPC LINK:

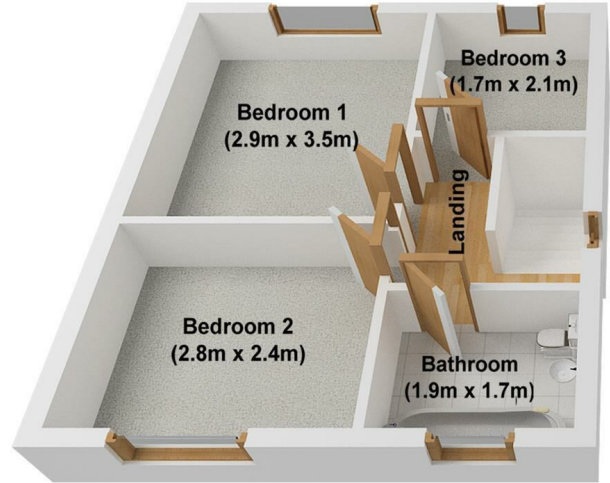
<https://find-energy-certificate.service.gov.uk/energy-certificate/0278-0207-1104-1017-2304>

Floor Plan

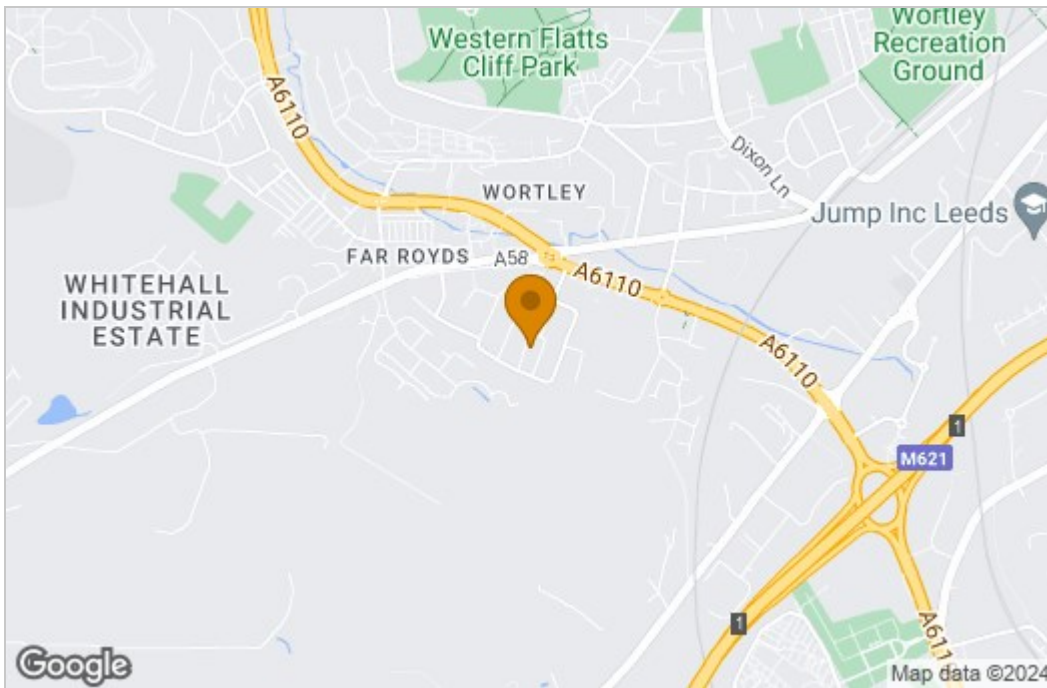
Ground Floor



First Floor



Area Map



Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.