



10 Kirkdale Crescent Leeds



3 Bedroom House - Semi-Detached £160,000

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GROUND FLOOR:

Hallway:

Access via a part glazed front entrance door, double glazed windows, stairs rising to the first floor, central heating radiator

Living Room:

Double glazed window, television point, central heating radiator, a fireplace and hearth with a gas fire

Dining Room:

Double glazed window, central heating radiator, a fireplace and hearth with a gas fire

Fitted Kitchen:

Double glazed window, a side entrance door giving access to the garden, a range of wall, drawer & base units, work surfaces, built under electric oven / grill, gas hob, extractor hood, plumbing for an automatic washing machine, space for a fridge / freezer

FIRST FLOOR:

Landing:

Access to the first floor accommodation and to the loft space, double glazed window

Bedroom One:

Double glazed window, central heating radiator, original fireplace

Bedroom Two:

Double glazed window, central heating radiator, built in storage

Bedroom Three:

Double glazed window, central heating radiator

Bathroom / WC:

Double glazed window, a three piece coloured suite comprising if a panelled bath with an electric shower above, wash basin, low flush WC

TO THE OUTSIDE:

Gardens:

Being on a corner plot the property benefits from having a large front garden which has two lawn areas and beds containing a variety of shrubs and planting. The rear garden is enclosed. There is access to under-house storage from the side and rear of the property

Off Street Parking & Single Garage:

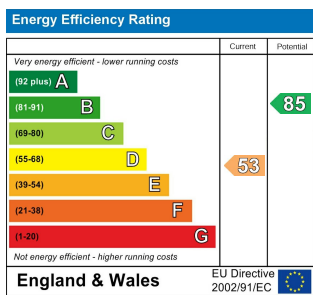
A gated driveway provides useful off street parking and access to a single detached garage

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2010-7618-1040-3205-2705>

EPC Rating & Council Tax Band:

EPC Rating: D / Council Tax Band: B



Floor Plan