

KATH WELLS

ESTATE AGENTS & VALUERS



29 Cliffe Park Drive, Leeds, LS12 4XG

Offers In The Region Of £179,995

A very well presented MID TOWN HOUSE situated in a popular and sought after residential area of Wortley. This property has been maintained and decorated to a high standard throughout and has SPACIOUS LIVING ACCOMMODATION, a private rear garden, and OFF STREET PARKING.

Briefly throughout the property comprises of an ENTRANCE VESTIBULE, a LIVING ROOM with a fireplace and hearth and open plan stairs rising to the first floor, a MODERN FITTED KITCHEN with a good range of cabinets & storage and a range of INTEGRAL KITCHEN APPLIANCES, and a DINING AREA with ample space for a table and chairs. To the first floor there are TWO DOUBLE BEDROOMS, one of which has FITTED WARDROBES, and a BATHROOM / WC.

Externally there are GARDENS to the front and rear. A DRIVEWAY provides useful OFF STREET PARKING.

Local amenities are close to hand / within walking distance. The Outer Ring Road, the Motorway Networks and Bramley Railway Station are a short drive away making the major commercial centres of West Yorkshire and beyond easily accessible.

Photographs alone do not do this property the justice it deserves and early internal viewing is highly recommended to avoid disappointment. Viewings can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com

Council Tax Band: B / EPC Rating: C

GROUND FLOOR:

Entrance Vestibule:

Access via a front entrance door, tiled flooring

Living Room:



Double glazed window, fireplace and hearth with an inset electric fire, central heating radiator, laminated flooring, stairs rising to the first floor

Fitted Dining Kitchen:



Double glazed window, external door providing access to the rear garden, a range of fitted wall, drawer & base units, work surfaces, a range of integral kitchen appliances (gas hob, electric oven / grill, extractor hood, dishwasher, automatic washing machine, fridge / freezer), an inset sink and drainer, space for a dining table and chairs, central heating radiator

FIRST FLOOR:

Landing:

Access to the first floor accommodation, access to an insulated and boarded loft space

Bedroom One:



Double glazed window, central heating radiator, fitted wardrobes

Bedroom Two:



Double glazed window, central heating radiator

Bathroom / WC:



A modern suite comprising of a panelled bath with a shower above, a wash basin, low flush WC, central heating radiator, large storage cupboard

TO THE OUTSIDE:

Gardens:



The rear garden has a tiered low maintenance garden

Off Street Parking:



A driveway provides useful off street parking

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/3609-1226-5000-0273-7206>

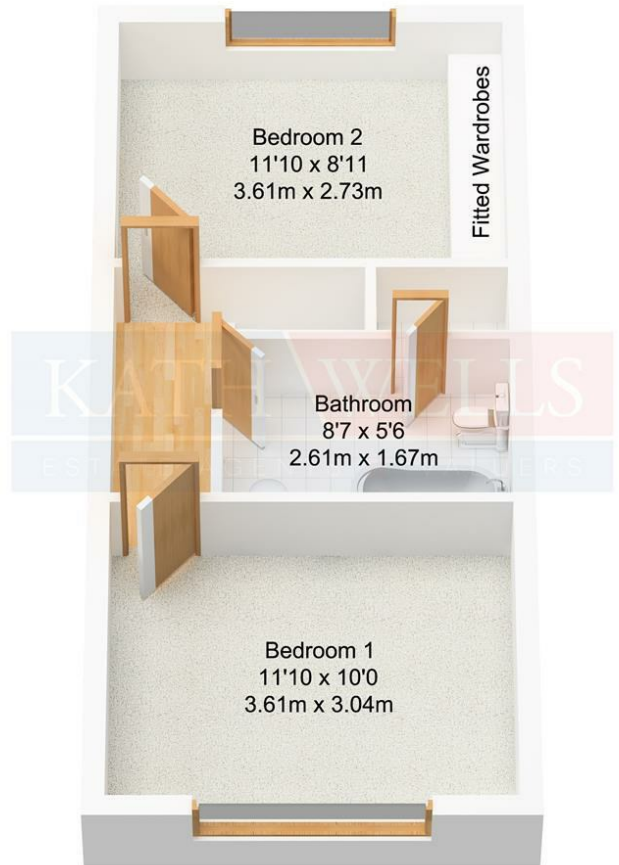
Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: C

Floor Plan

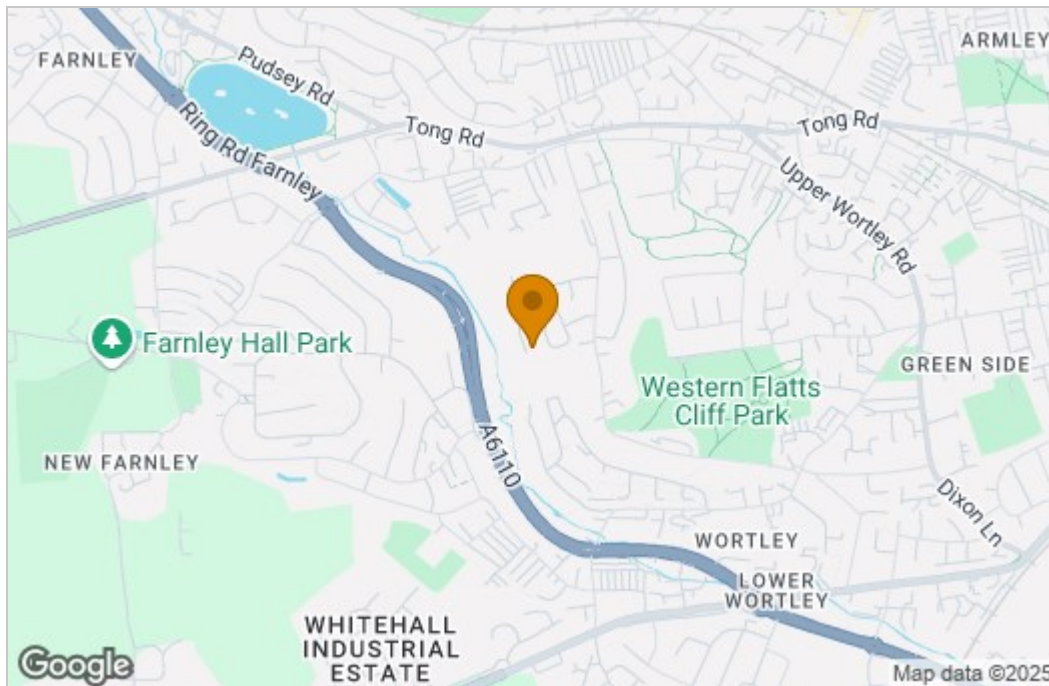


Ground Floor
Approx. 30.70 sqm.
(330.45 sqft.)



First Floor
Approx. 30.70 sqm.
(330.45 sqft.)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	73	
(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	

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