



## 44 Kirkdale Mount Leeds



## 3 Bedroom House £179,995

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
Tel: 0113 231 1033  
Fax: 0113 203 8333

**Web Site**  
[www.kathwells.com](http://www.kathwells.com)

**email**  
[sales@kathwells.com](mailto:sales@kathwells.com)

# 44 Kirkdale Mount, Wortley, Leeds, West Yorkshire, LS12 6AZ

## GROUND FLOOR:

### Hallway:

Access via a part glazed front entrance door, stairs rising to the first floor

### Living Room:



Double glazed window, fireplace and hearth with a living flame gas fire, ceiling light & fan

### Dining Kitchen:



Double glazed windows, a part glazed external door to the side, some fitted cabinets & worksurfaces, plumbing for an automatic washing machine, space for a fridge / freezer, cooker point, gas fire, under-stairs storage cupboard

## FIRST FLOOR:

### Landing:

Double glazed window, access to the first floor accommodation, access to the loft space

### Bedroom One:



Double glazed window, fitted wardrobes & storage

### Bedroom Two:



Double glazed window, fitted wardrobes & storage, airing cupboard

### Bedroom Three:



Double glazed window

### Bathroom / WC:



Double glazed window, a recently fitted modern white suite comprising of a panelled shower bath with a glazed side screen and an electric shower above, low flush WC & wash basin set into a vanity unit, modern tiling

## TO THE OUTSIDE:

### Gardens:



The front garden is partly enclosed and has a hedge border. The rear garden has a lawn. There is external lighting to the side of the property and access to under-house storage.

## Off Street Parking:



A driveway and hard-standing provide useful off street parking for several family sized cars

## EPC Link:

tbc

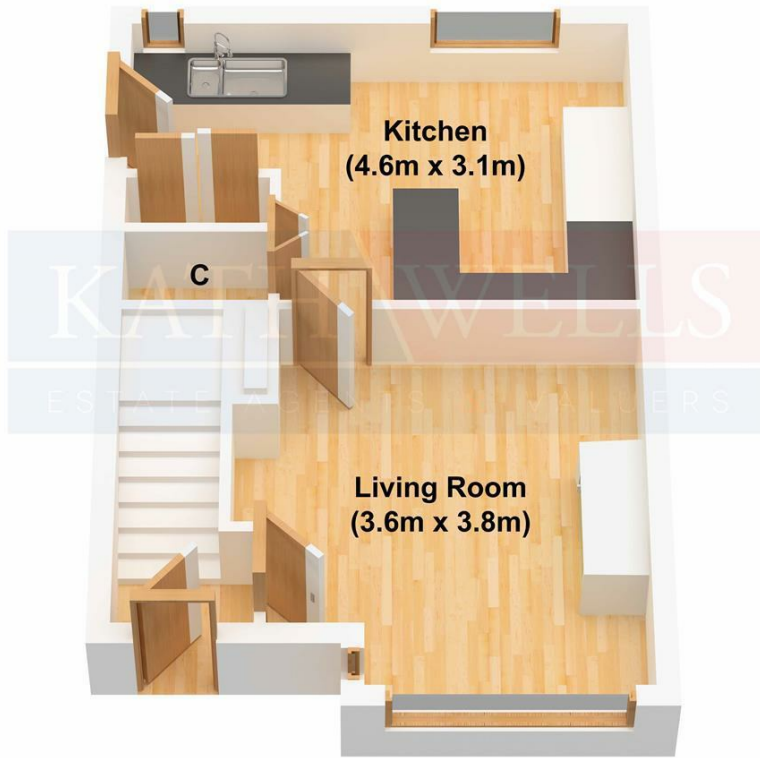
## Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: tbc

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## Ground Floor



## First Floor

