

**34 Ryedale Avenue
Leeds**



**3 Bedroom House
£259,995**

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
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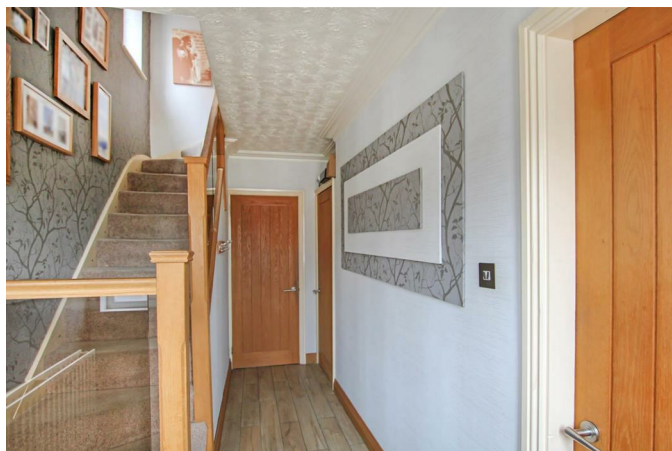
Web Site
www.kathwells.com

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34 Ryedale Avenue, Wortley, Leeds, West Yorkshire, LS12 4TQ

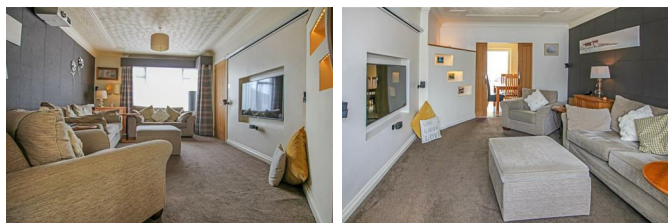
Ground Floor

Entrance Hall:



Access via a modern, black composite door with frosted glass to both sides. Wood effect laminate tiled flooring to all rooms. Central heating radiator, Oak and smoked glass balustrade and banister. Modern decor. Access to lounge, dining kitchen and first floor.

Living Room:



Solid inner door leading to a spacious living room with a double glazed bay window to the front, central heating radiator, decorative plaster work to the ceiling and ceiling coving, recess for a television, borrowed storage into the hall, providing angled storage.

Dining Kitchen:



Solid inner door leading to a beautiful, modern fitted kitchen with wall, base and drawer units in cream with stainless steel T bar handles all on soft closures, the work surfaces are in luxurious dark granite, art deco styled double glazed window overlooking the rear garden. Rangemaster 5 ring gas burner hob with double electric oven, Rangemaster extractor hood overhead. 1 and 1/2 bowl in stainless steel sink unit with mixer taps set into the granite work surface incorporating the drainer. Turquoise glass splash back. Integrated washing machine, space for an American style fridge freezer, central light fitment, light fitment over the granite breakfast bar, ceramic tiled flooring. The dining area is spacious enough for a dining table and chairs as well as the space provided by the breakfast bar, ceramic tiled flooring and central light. Pocket doors leading the conservatory.

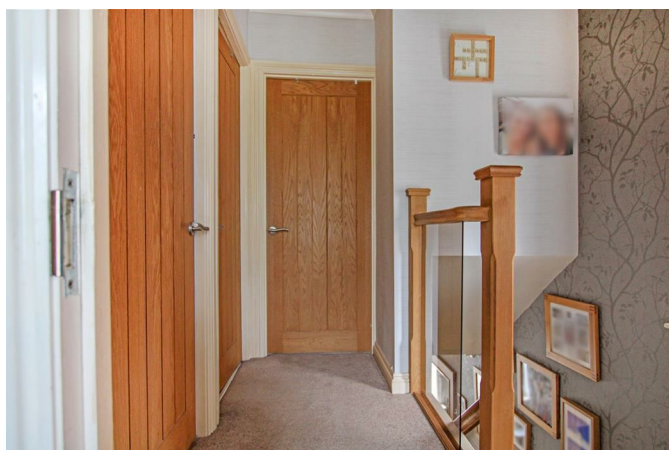
Conservatory:



Low level brick and glazed to two sides, larger than average offering exceptional space for play, leisure and recreation, double glazed and centrally heated, French doors leading to the garden area., central light fitment.

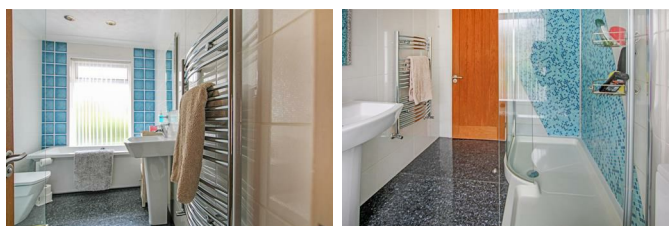
First Floor:

Landing:



Oak and smoked glass banister and handrail. Access to all rooms.

Bathroom / WC:



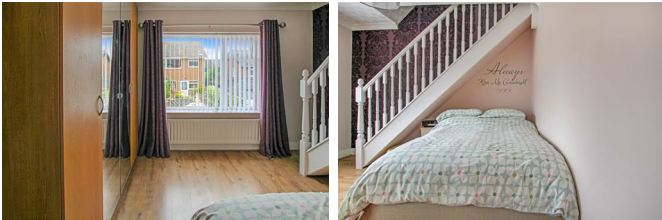
Solid inner door leading to a larger than average offering space for a four piece suite comprising, low level flush W.C., pedestal wash hand basin with vanity style storage, large, spacious shower cubicle with decorative mosaic tiling in the shower area, all walls are fully tiled as is the floor with light blue decorative glass bricks, frosted UPVC double glazed window to the rear, chrome heated towel rail, spot light fitments.

Bedroom One:



Solid inner door, double glazed bay window to the front, central heating radiator below, wood effect laminate tiled flooring, decorative, glazed, sliding doors to the fitted wardrobes, central light fitment.

Bedroom Two:



Solid inner door leading to a good sized bedroom, double glazed window over looking the garden to the rear. Central heating radiator and wood effect laminate tiled flooring. There is a fixed staircase and banister leading to the loft room.

Bedroom Three:



Solid inner door, double glazed window, central heated radiator, wood effect laminate tiled flooring, bulk head and off to one side ceiling light fitment.

Second Floor:

Loft Room:



The current owners have utilized this space, boarded and carpeted the floor, incorporated a velux window and retained the eaves storage. This room is ideal for storage, a play room or occasional bedroom.

To The Outside:

Gardens:



The rear garden is accessed from inside the house, the garden has multiple zoned areas, a patio for sunbathing, astro turf for soft play, a dining area and a relaxing drinking area, all enclosed in a private pet and child proof space perfect for relaxing on an evening and weekends.

Parking / Garage:



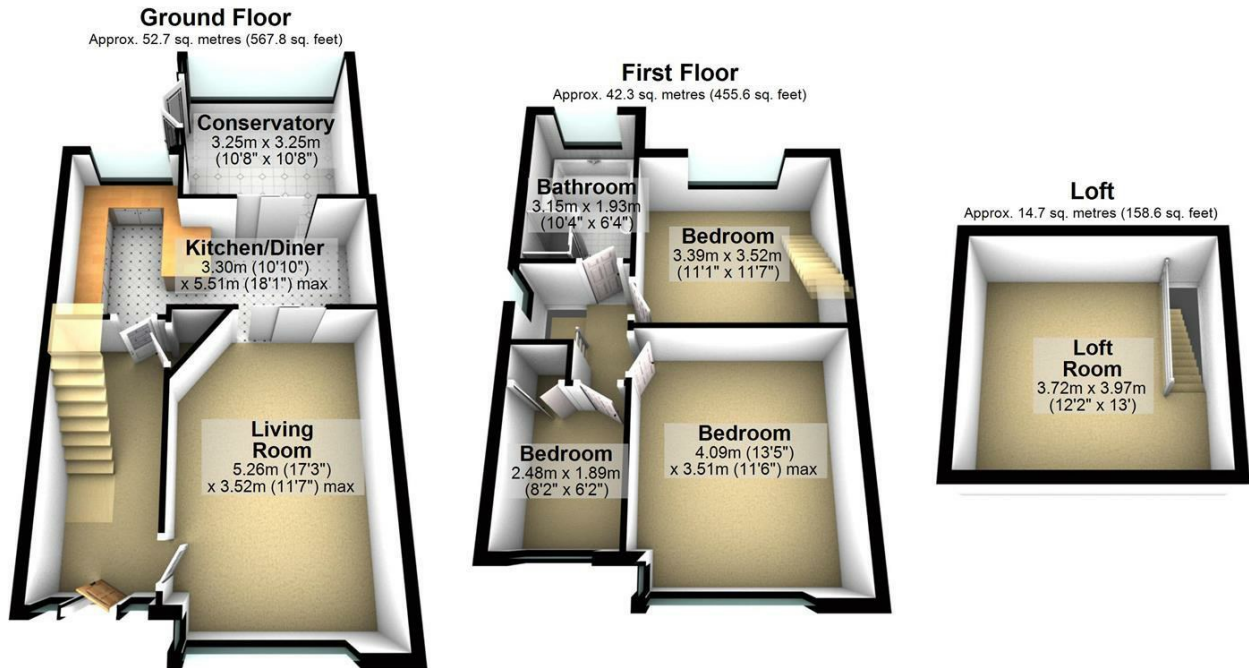
The property has a good sized garden to the front with parking for at least three cars, the boiler is situated in the small storage cupboard to the side of the house, a garage with lockable up and over door has power and light.

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2216-0260-2407-1725>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		64	
(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	

Floor Plan



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.