



4 Gotts Park Crescent Leeds



3 Bedroom House - Semi-Detached £255,000

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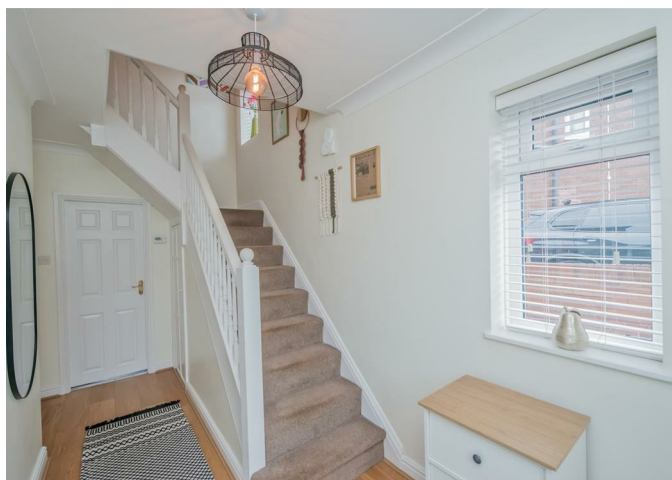
Web Site
www.kathwells.com

email
sales@kathwells.com

4 Gotts Park Crescent, Upper Armley, Leeds, West Yorkshire, LS12 2RP

GROUND FLOOR:

Hallway:



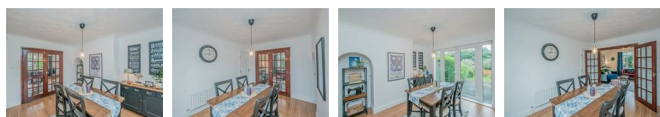
Access via a part glazed front entrance door, meter cupboard, stairs rising to the first floor, double glazed window, under-stairs storage cupboard, central heating radiator

Living Room:



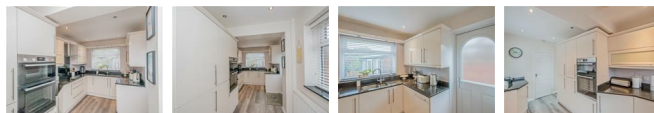
Double glazed window, granite fire surround and hearth with an inset living flame fire (inset lights to fireplace), central heating radiator, television and Internet points

Dining Room:



Glazed double doors to the living room, double glazed French doors opening onto the rear garden, laminated flooring, central heating radiator

Fitted Kitchen:



Double glazed windows to the side and rear elevations, a modern range of fitted wall, drawer & base units, granite work surfaces, a range of integral kitchen appliances (BOSCH double oven / grill, BOSCH induction hob, extractor hood, fridge / freezer, automatic washing machine, dishwasher), an inset sink and drainer, inset ceiling lights, a part glazed external door giving access to the side of the property

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation, access to an insulated and boarded loft space via a pull down loft ladder

Bedroom One:



Double glazed window, central heating radiator, a range of fitted wardrobes / storage & bedroom furniture

Bedroom Two:



Double glazed window, central heating radiator, a range of fitted wardrobes

Bedroom Three:



A larger than average single bedroom, double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a modern four piece suite comprising of a corner bath, a glazed shower cubicle with a plumbed shower, low flush WC, wash basin, ladder style central heating radiator / towel warmer, inset ceiling lights, fully tiled walls

TO THE OUTSIDE:

Gardens:



The front garden is enclosed by a low wall / hedge, and has a lawn and planted borders. The rear garden is a good size and has hedge borders, a paved patio / seating area, a lawn, a garden shed and an outside tap.

Garden Room / Home Office:



A brick built garden room with double glazed windows, power and light; this room is currently used as a 'crafting room' but could be used as a home office.

Off Street Parking:



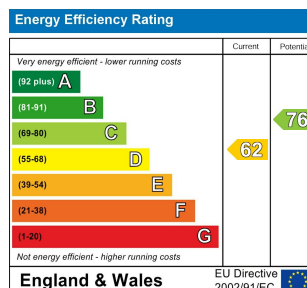
A gated driveway provides useful off street parking for three family cars

Council Tax Band / EPC Rating:

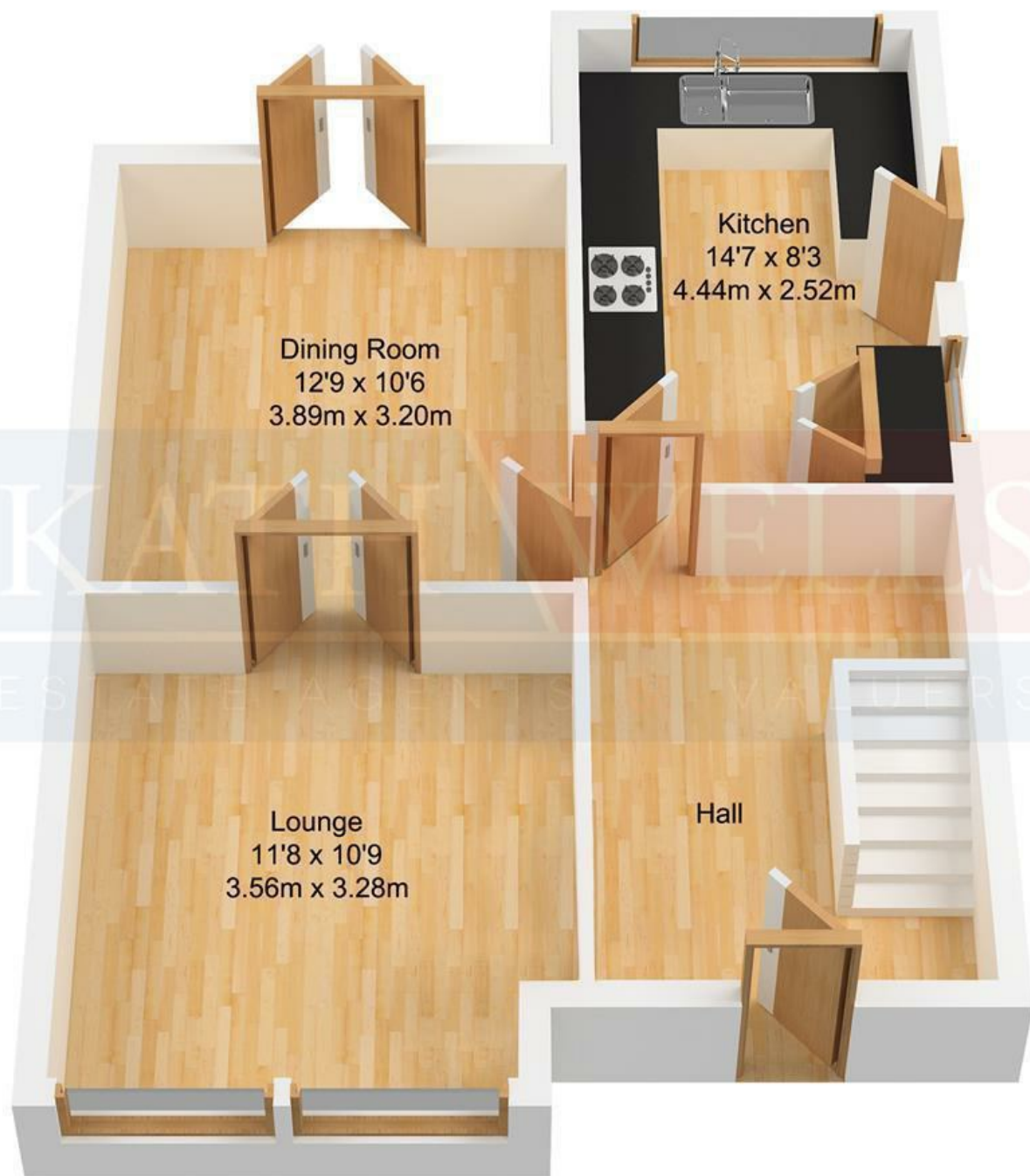
Council Tax Band: B / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8805-1297-7122-8977-1303>



Floor Plan



Ground Floor
Approx. 52.29 sqm.
(562.84 sqft.)