

9 Cliffe Park Drive Leeds



2 Bedroom House - End Terrace £175,000

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9 Cliffe Park Drive, Wortley, Leeds, West Yorkshire, LS12 4XG **Bedroom Two:**

Ground Floor:

Entrance Porch:

Access via a part glazed UPVC side entrance door, double glazed window to the front and side elevation

Entrance Hallway:

Access via a UPVC part glazed entrance door, built in storage cupboard

Fitted Dining Kitchen:



A range of wall, drawer and base units, complimentary work surfaces, plumbing for a washing machine and dishwasher, built in electric oven, four ring electric hob, space for a fridge freezer, central heating radiator, double glazed window to the rear elevation

Living Room:



Double glazed window to the front elevation, central heating radiator, electric fire, stairs to the first floor

First Floor:

Landing:

Access to the loft space, double glazed window to the side elevation

Bedroom One:



Double glazed window to the front elevation, central heating radiator, fitted sliding door wardrobe



Double glazed window to the rear elevation, central heating radiator

Shower Room / WC



A three pieces suite in white comprising of a shower cubicle with an instant shower , a wash basin and a WC, extractor fan, laminated wood floor

To The Outside:



Gardens:



To the front there is a good sized lawn leading to the side where there is also a paved patio,. The rear garden is tiered and is mainly pebbled with planted shrubs/ mature plants

Parking:

There is a driveway to the front providing useful off street parking

EPC Link:

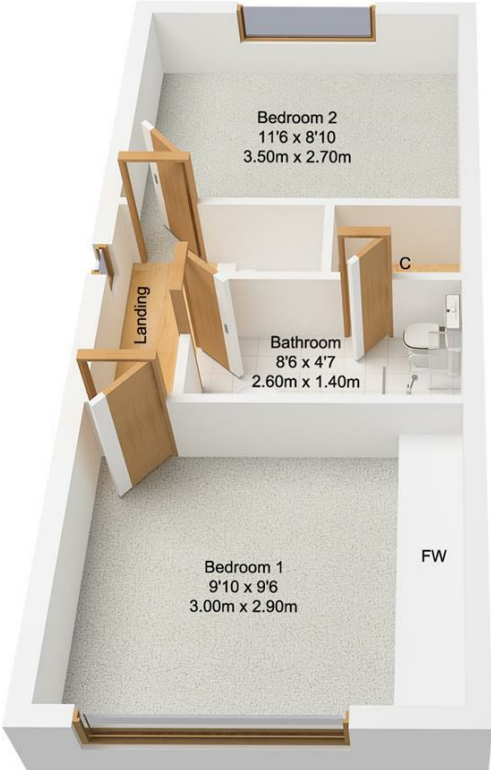
<https://find-energy-certificate.service.gov.uk/energy-certificate/0223-0207-1504-5121-2100>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			84
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Floor Plan



Ground Floor
Approx. 31.72 sqm.
(341.43 sqft.)



First Floor
Approx. 29.75 sqm.
(320.22 sqft.)