

KATH WELLS

ESTATE AGENTS & VALUERS



18 Highfield Crescent, Leeds, LS12 4DA

Offers In The Region Of £169,995

This property is one NOT TO BE MISSED!! The lower ground floor has been converted to create a MODERN & LUXURIOUS FITTED DINING KITCHEN with external access to the front garden. With the additional benefits of a MODERN BATHROOM SUITE, DOUBLE GLAZING & GAS CENTRAL HEATING this spacious home (over four floors) would make an ideal purchase for a variety of buyers.

Briefly throughout this property comprises of a large LIVING ROOM with a bay window, feature fire place and stairs rising to the first floor, a MULTI-PURPOSE ROOM, a MODERN FITTED KITCHEN with an ample range of cabinets and a Rangemaster Range Cooker, a DINING AREA with access to the front garden, TWO DOUBLE BEDROOMS, a large SINGLE BEDROOM and a MODERN BATHROOM with a white suite and a shower over the bath.

Externally an attractive front GARDEN provides a useful outdoor space.

Local amenities are within walking distance. Leeds City Centre, the M621 motorway and the Outer Ring Road are a short drive away. Internal viewing can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com. EPC Rating: D / Council Tax Band: A

GROUND FLOOR:

Living Room:



Access via a front entrance door, double glazed bay window to the front elevation, central heating radiator, ceiling coving and ceiling rose, feature fire place with a stone hearth, television points, stairs to the first floor

Study / Multipurpose Room: 10'08" x 5'05" (3.25 x 1.65)



Double glazed window to the front elevation, stairs to the lower ground floor. This room used to be the kitchen prior to conversion and provides a useful space for a variety of purposes

LOWER GROUND FLOOR:

Fitted Dining Kitchen: 16'05" x 8'08" (max) (5.00 x 2.64 (max))



Double glazed window to the front elevation, a modern range of fitted wall, drawer & base units, work surfaces, breakfast bar, an inset 1 ¼ bowl stainless steel sink and drainer, plumbing for an automatic washing machine, space for a fridge / freezer, a range cooker with five gas burners, modern extractor above, pelmet lighting, inset ceiling lights. Open plan to the dining area. Tiled flooring with electric under floor heating

Dining Area: 9'09" x 9'06" (2.97 x 2.90)

A part glazed front entrance door, tiled flooring, exposed brick wall, inset ceiling lights, 'old school' style central heating radiator, storage cupboard

FIRST FLOOR:

Landing:

Access to the first floor accommodation, stairs to the second floor

Bedroom One: 13'04" x 11'00" (4.06 x 3.35)



Double glazed window to the front elevation, central heating radiator, original cast iron feature fire place

Bathroom / WC: 7'03" x 7'01" (2.21 x 2.16)



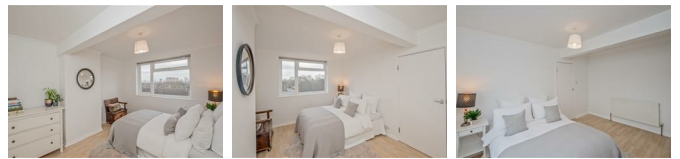
Double glazed window to the front elevation, a modern white suite comprising of a panelled bath with a shower above and a glazed side screen, a wash basin set onto a vanity unit, low flush WC with a concealed cistern, modern wall tiles, electric shaver point, modern wall and floor tiles, ladder style central heating radiator / towel warmer, large built in storage cupboard

SECOND FLOOR:

Landing:

Access to the second floor accommodation

Bedroom Two: 13'04" x 10'04" (4.06 x 3.15)



Double glazed window to the front elevation, central heating radiator. Far reaching views across central Leeds.

Bedroom Three: 7'10" x 7'06" (2.39 x 2.29)



Double glazed window to the front elevation, central heating radiator

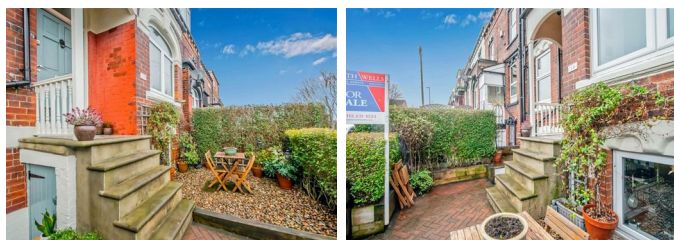
TO THE OUTSIDE:



Outside Storage Room:

There is useful storage space. This space could be converted back to its original use as an outside toilet

Garden:



An attractive low maintenance front garden bordered by a privet hedge with paved and pebble areas, steps rising to the front entrance door, steps down to the lower ground floor entrance and a working 'outside toilet'

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0950-2811-7645-9293-1851>

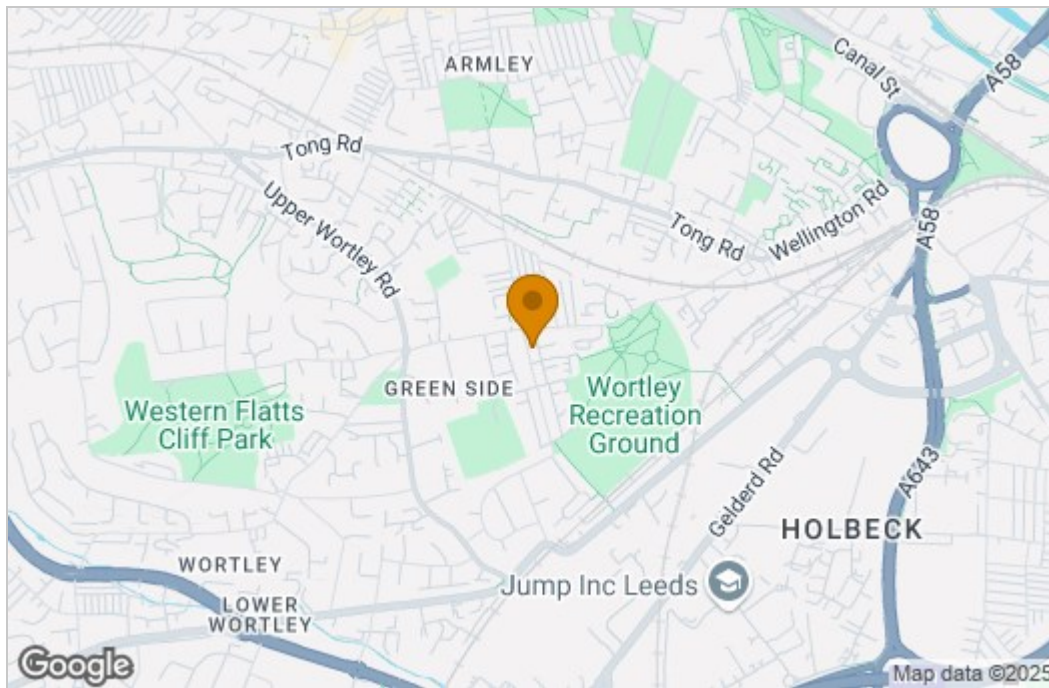
EPC Rating & Council Tax Band:

EPC Rating: D / Council Tax Band: A

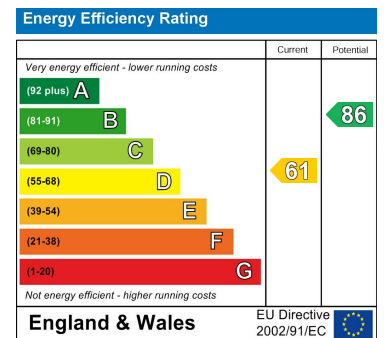
Floor Plan



Area Map



Energy Efficiency Graph



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