



## 18 Highfield Crescent Leeds



### 3 Bedroom House - Terraced £169,995

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# 18 Highfield Crescent, Wortley, Leeds, West Yorkshire, LS12 4DA

## GROUND FLOOR:

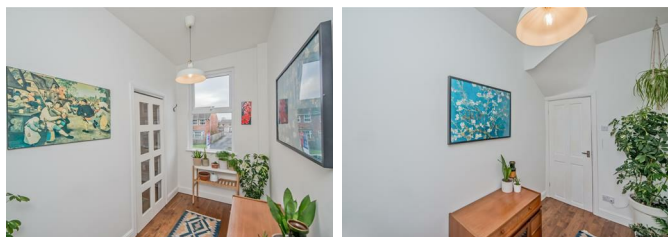
### Living Room:



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"

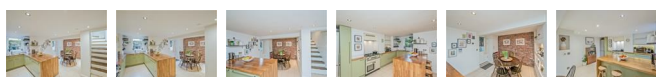


Double glazed window to the front elevation, stairs to the lower ground floor. This room used to be the kitchen prior to conversion and provides a useful space for a variety of purposes

## LOWER GROUND FLOOR:

### Fitted Dining Kitchen:

16'05" x 8'08" (max)



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"

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"



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

### Bathroom / WC:

7'03" x 7'01"



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"



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

### Bedroom Three:

7'10" x 7'06"



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:



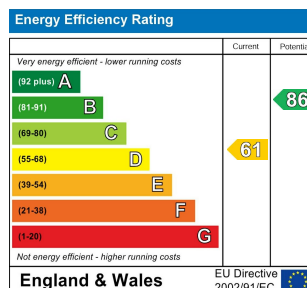
An attractive low maintenance front garden bordered by a privet hedge with paved and pebble areas, steps rising to the front entrance door, steps down to the lower ground floor entrance and a working 'outside toilet'

### 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



## Lower Ground Floor



## Ground Floor



## First Floor

