



48 Kirkdale View Leeds



3 Bedroom House - Semi-Detached £175,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

Web Site
www.kathwells.com

email
sales@kathwells.com

48 Kirkdale View, Farnley, Leeds, West Yorkshire, LS12 6AR

GROUND FLOOR:

Hallway:

Access via a part glazed front door, leaded windows to the side, central heating radiator, stairs rising to the first floor

Living Room:



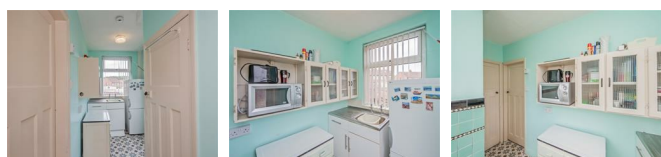
Double glazed window, television point, central heating radiator, gas fire

Dining Room:



Double glazed window, original fireplace and hearth - this room has recently been used as a bedroom and has had a shower cubicle and shower installed

Kitchen:



A part glazed external door giving access to the side of the property, double glazed window, stainless steel sink and drainer, wall & base cabinets, storage pantry

FIRST FLOOR:

Landing:

Double glazed window, access to the loft space

Bedroom One:



Double glazed window

Bedroom Two:



Double glazed window, central heating radiator, built in storage cupboards

Bedroom Three:



Double glazed window

Bathroom / WC:



Double glazed window, a white suite comprising of a bath, wash basin and sink, central heating radiator

TO THE OUTSIDE:

Gardens:



Being a corner plot the gardens extend to three sides of the property, there is access to under-house storage at the side of the property

Off Street Parking / Driveway:



A gated driveway runs to the side of the property and provides useful off street parking for up to four family cars

Council Tax Band & EPC Rating:

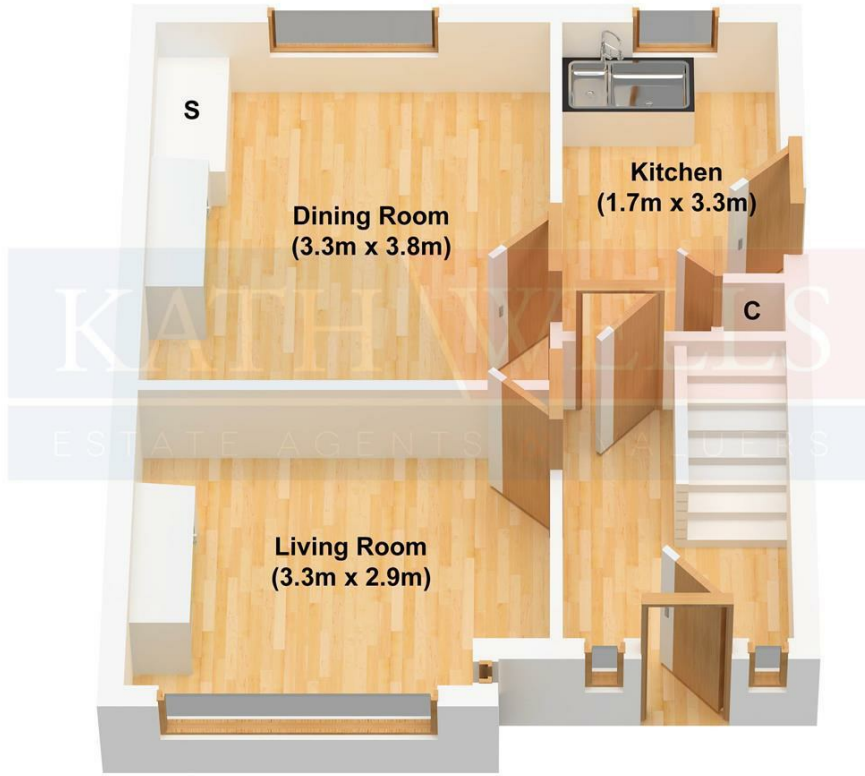
Council Tax Band: B / EPC Rating: C

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9406-1294-1002-0121-7206>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(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	

Ground Floor



First Floor

