



81 Lincroft Crescent Leeds



2 Bedroom House - Semi-Detached £215,000

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

81 Lincroft Crescent, Leeds, West Yorkshire, LS13 2JL

GROUND FLOOR:

Front Entrance Porch:

Access via a part glazed front entrance door, double glazed window

Fitted Kitchen:



Access from the porch via a part glazed internal door, double glazed window, a range of newly fitted wall, drawer & base units, work surfaces, gas hob with an extractor fan above, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, central heating radiator

Living / Dining Room:



Double glazed French doors giving access to the rear, electric fire, television point, central heating radiator

FIRST FLOOR:

Landing:

Access to the first floor accommodation, access to a loft space, large storage cupboard

Bedroom One:



Double glazed window, fitted wardrobes, central heating radiator

Bedroom Two:



Double glazed window, storage cupboard, central heating radiator

Bathroom / WC:

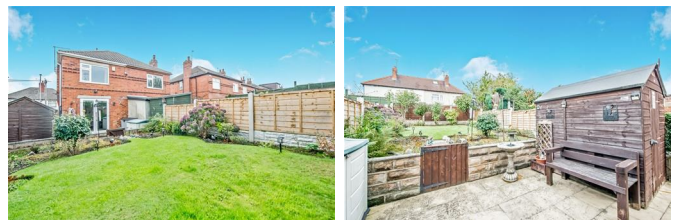


Double glazed window, a white suite comprising of a panelled bath with a plumbed shower above, low flush WC, wash basin

TO THE OUTSIDE:



Gardens:



The front garden comprises of a low maintenance space which is fully enclosed. The rear garden is a good size and includes a paved patio, a lawn, a good sized storage shed & is fully enclosed making this an ideal garden for entertainment & alfresco dining.

Off Street Parking / Driveway:



A driveway provides useful off street parking for a family sized car

Council Tax Band & EPC Rating:

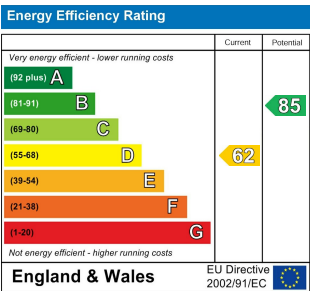
Council Tax Band: A / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2020-2811-0060-2208-0791>

Anti-Money Laundering (AML) Checks:

By law, we must carry out Anti-Money Laundering (AML) checks to verify the identity of all buyers once an offer has been accepted. The cost is £35.00 plus VAT (£42.00 total) per buyer, and this fee is payable when your offer is accepted. These checks are a legal requirement for all purchasers.



Ground Floor



First Floor

