



## 18 Reedsdale Gardens Leeds



### 3 Bedroom House - Semi-Detached £269,995

69 Lower Wortley Road  
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# 18 Reedsdale Gardens, Morley, Leeds, LS27 7JF

## GROUND FLOOR:

### Hallway:

Access via a front entrance door, double glazed window, central heating radiator, stairs rising to the first floor, under-stairs storage cupboard

### Living Room & Dining Area:



Double glazed windows to the front & rear elevations, a fireplace and hearth, central heating radiators, television point, ample space for living room and dining room furniture

### Fitted Kitchen:



Double glazed window, an external door leading to the side of the property, a range of fitted wall, drawer & base units, work surfaces, built under electric oven / grill, electric hob, extractor hood, an inset 1 1/4 bowl sink and drainer, integral dishwasher, space for a fridge / freezer, plumbing for an automatic washing machine

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation

### Bedroom One:



Double glazed window, central heating radiator, a range of fitted wardrobes

### Bedroom Two:



Double glazed window, central heating radiator, a range of fitted wardrobes

### Bedroom Three:



Double glazed window, central heating radiator

### Bathroom:



Double glazed window, a modern white suite comprising of a panelled bath, wash basin set into a vanity unit, glazed shower cubicle with shower, central heating radiator



**Separate WC:**



Double glazed window, low flush WC

**TO THE OUTSIDE:**



**Gardens:**



The front garden is enclosed by a low wall and hedges and has two lawns. The rear garden is a good size and has a paved path, paved seating area, a lawn, hedge & fenced borders, a greenhouse, and planted beds containing a variety of ornamental planting

**Off Street Parking / Drive / Single Detached Garag**



A good sized driveway provides useful off street parking for several cars and access to a detached single garage

**EPC Link:**

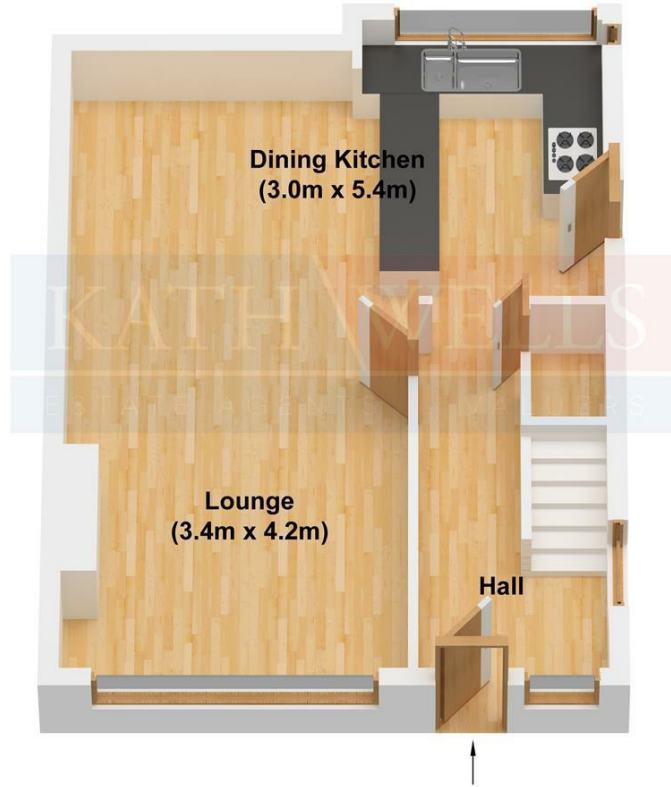
<https://find-energy-certificate.service.gov.uk/energy-certificate/8943-7422-4660-0664-4992>

**Council Tax Band & EPC Rating:**

Council Tax Band: C / EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Ground Floor



### First Floor

