

# KATH WELLS

ESTATE AGENTS & VALUERS



## 53 Dixon Lane, Leeds, LS12 4RR Offers In The Region Of £275,000

A traditional THREE BEDROOM SEMI DETACHED PROPERTY which has been REFURBISHED THROUGHOUT and extended to the rear to create a LARGE FAMILY AREA / SNUG. This property benefits from having had the walls re-plastered / decorated and has new flooring. Situated in a popular residential area of Farnley and conveniently located for access to Leeds City Centre, the motorway networks, and a short drive from Bramley Railway Station, this property would make an ideal home for a variety of buyers wishing to live within commuting distance of the major commercial centres of West Yorkshire and beyond.

Briefly throughout, and to the ground floor the property comprises of an ENTRANCE PORCH, a HALLWAY with stairs rising to the first floor, a LIVING ROOM with a window overlooking the front garden and a feature fireplace and hearth, a large FITTED DINING KITCHEN with ample space for a dining table & chairs and a range of INTEGRAL APPLIANCES, a CLOAKROOM / WC, and a FAMILY ROOM / SNUG with French doors opening onto the rear garden and a double glazed roof window.

To the first floor there are TWO DOUBLE BEDROOMS, one of which has a range of fitted wardrobes, a further SINGLE BEDROOM, and a BATHROOM / WC with a modern white FOUR PIECE SUITE. Externally there is a low maintenance FRONT GARDEN, and a good sized REAR GARDEN which has a lawn, a paved seating area, a garden shed and a pergola with power below (an ideal space for a hot tub). A SHARED DRIVEWAY runs to the side of the property and gives access to private OFF STREET PARKING. The garage has been converted to a gym and could make an ideal home office.

Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com

Council Tax Band: B / EPC Rating: E



## GROUND FLOOR:

### Entrance Porch:

A double glazed porch with a brick wall and front entrance door. An ideal space for coats and boots

### Entrance Hallway:



Access via a composite front door from the porch, under-stairs storage cupboard, central heating radiator, stairs rising to the first floor

### Living Room:



Double glazed window, central heating radiator, television point, glazed internal door through to hallway, a feature fireplace and hearth

### Fitted Dining Kitchen:



Double glazed window, a modern range of recently fitted wall, drawer & base units, work surfaces, integral kitchen appliances (7 burner gas range cooker with an extractor hood above, automatic washing machine, tumble dryer, dishwasher) space for a fridge / freezer, ample space for a large dining table and chairs, Karndean Flooring, open plan to the Family Room / Snug

### Family Room / Snug:



Open plan from the kitchen / dining area, double glazed window, double glazed French doors opening onto the rear garden, a spacious multi purpose room, double glazed roof light, television point, inset ceiling lights, Karndean Flooring

## Cloakroom / WC:



Double glazed window, low flush WC, wash basin

## FIRST FLOOR:

### Landing:

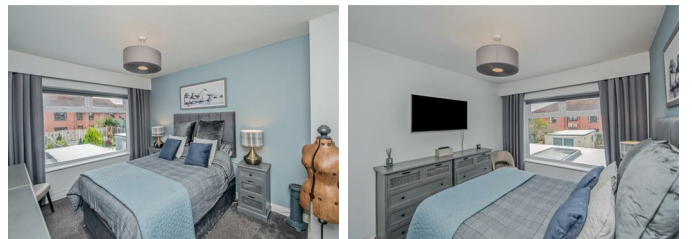
Access to the first floor accommodation, window to the side elevation, access to an insulated loft space (part boarded with a light)

### Bedroom One:



Double glazed window, a range of fitted wardrobes and storage and bedroom furniture, central heating radiator

### Bedroom Two:



Double glazed window, central heating radiator

### Bedroom Three:



Double glazed window, central heating radiator, fitted wardrobes

### Bathroom / WC:



Double glazed windows to two aspects, a modern recently fitted white suite comprising of a roll top bath with central taps, a shower cubicle with glazed doors and shower (rainfall & hand wand), wash basin, low flush WC, ladder style central heating radiator / towel warmer, inset ceiling lighting

### TO THE OUTSIDE:



### Gardens:



The front garden is partly enclosed by a low wall and is

mainly low maintenance. The rear garden is a good size and is enclosed by fencing with a garden gate; it has a lawn, a paved seating area / patio, a pergola / gazebo (with power for a hot tub), some planting, and a garden shed. The garage has been converted to a gym and has power and a light (an ideal space for a home office).

### Drive / Garage / Parking:

A shared driveway gives access to private off street parking

### Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: E

### EPC Link:

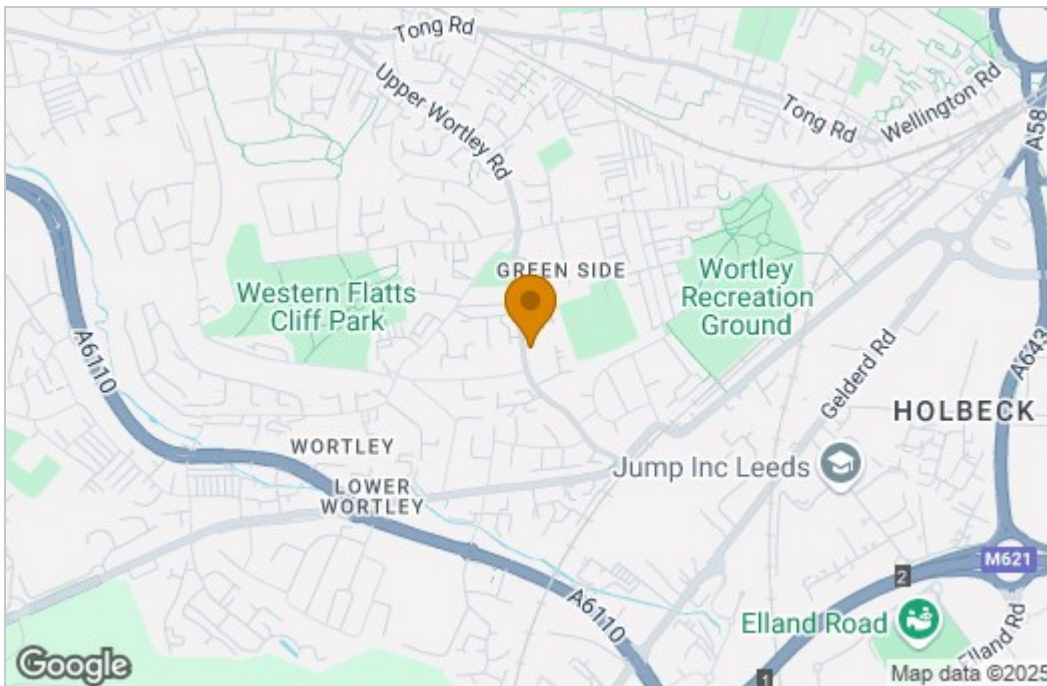
<https://find-energy-certificate.service.gov.uk/energy-certificate/9241-2808-7093-9695-2871>

## Floor Plan

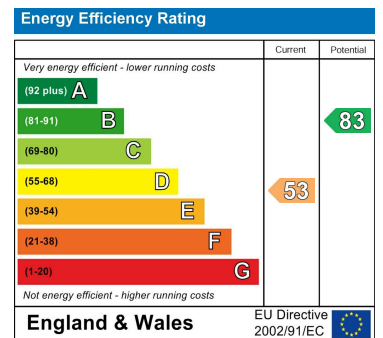
### Ground Floor



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.