



55 Highfield Close Leeds



3 Bedroom House - Townhouse £199,995

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55 Highfield Close, Wortley, Leeds, West Yorkshire, LS12 4BB

Description:

Being offered with NO CHAIN ON COMPLETION is this THREE BEDROOM 'open plan' terrace property which has been recently REFURBISHED & UPDATED throughout (2020) including a NEWLY FITTED KITCHEN, BATHROOM and WC, & RECENTLY FITTED WINDOWS & DOORS THROUGHOUT. Externally there are gardens to the front and rear, parking for several cars and an integral single garage. Situated amidst similar style properties in a popular residential cul de sac near to Wortley Recreation Ground creating an ideal family home for a First Time Buy or a Landlord (possible rental income circa £775.00 pcm).

This property is conveniently located for access to well regarded schools, and Leeds City Centre. Local amenities (including ASDA Supermarket) can be found within walking distance and gyms, restaurants and bars etc. are a short drive / walk away. Leeds Outer Ring Road and the M621 motorway are a short drive away.

GROUND FLOOR:

Hallway:

Access via a newly fitted composite entrance door, stairs to the first floor

OPEN PLAN LIVING / DINING:



Living Room:



Double glazed window, a feature fireplace, television point, central heating radiator, open plan to the dining kitchen

Fitted Dining Kitchen:



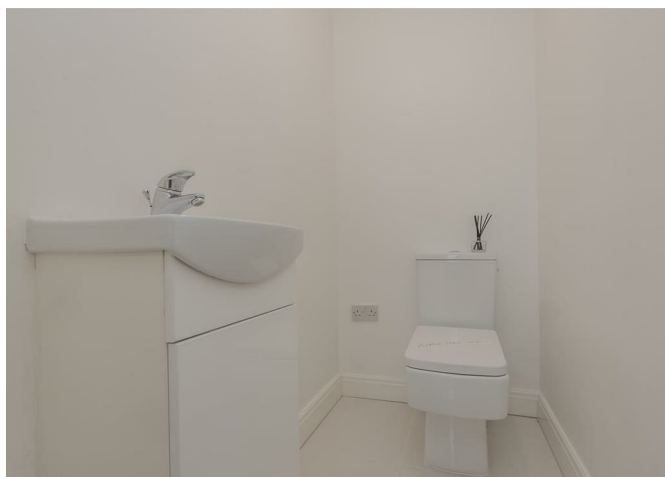
Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, breakfast bar, electric oven / grill, electric hob, extractor hood, integral fridge / freezer, integral dishwasher, an inset stainless steel sink and drainer, space for a dining table and chairs, modern vertical central heating radiator, an external door giving access to the rear, under-stairs storage cupboard

FIRST FLOOR:

Landing:

Access to the first floor accommodation, access to the loft space, storage cupboard with plumbing for an automatic washing machine

Separate WC:



A modern white suite, low flush WC, wash basin

Bedroom One:



Double glazed window, central heating radiator, built in hanging space, access to the ensuite bathroom

En- Suite Bathroom / WC:



Double glazed window, a modern recently fitted white suite comprising of a panelled shower bath with a plumbed shower above, low flush WC, wash basin set into a vanity unit, ladder style towel warmer, modern tiling

Bedroom Two:



Double glazed window, central heating radiator, built in hanging space

Bedroom Three:



Double glazed window, central heating radiator

TO THE OUTSIDE:

Gardens:



There is a low maintenance garden to the front, and shared access to the rear. The rear garden has decked seating areas (one of which has been covered in artificial grass).

Off Street Parking / Single Garage:

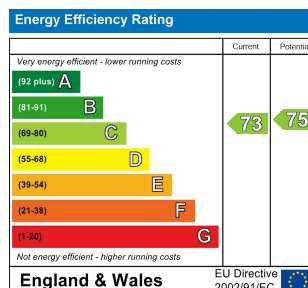
A driveway provides useful off street parking and access to a single integral garage (with power and light). We understand from our vendor that the garage was plastered and had damp course treatment in 2022.

Internal Shot Of Garage:

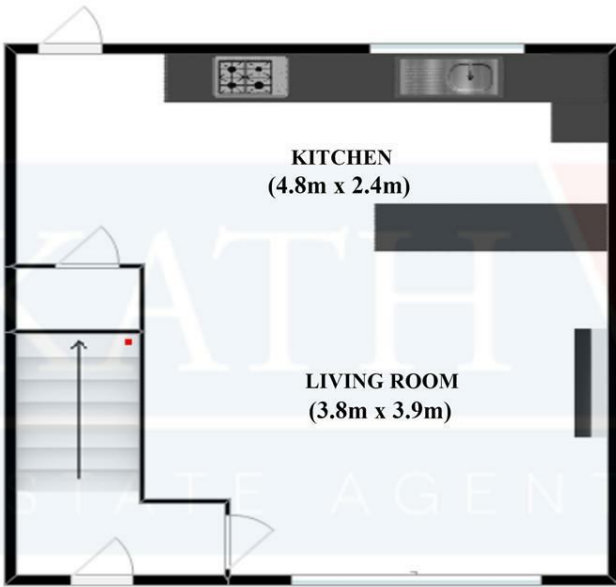


EPC Link:

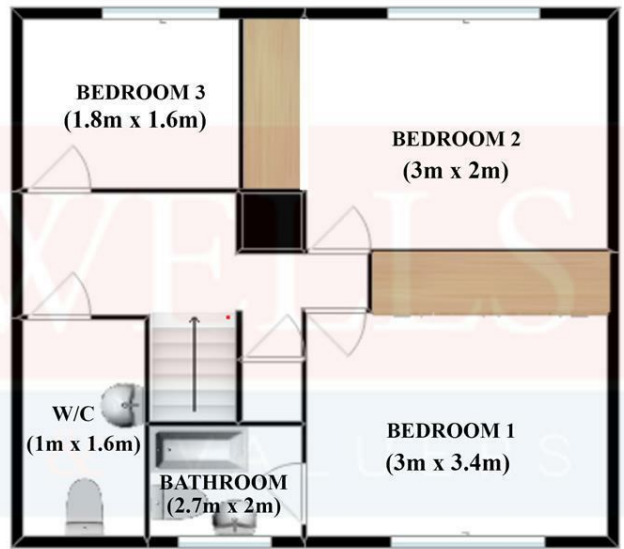
<https://find-energy-certificate.service.gov.uk/energy-certificate/0480-2830-6099-9029-6615>



Floor Plan



GROUND FLOOR



FIRST FLOOR