

## **4 Kirkdale Terrace Wortley**



**Three Bedroom Semi Detached  
Offers in the region of: £189,995**

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## 4 Kirkdale Terrace Wortley, LS12 6BA

\* CHAIN FREE ON COMPLETION \* \* SOME  
INTERNAL UPDATING REQUIRED \* \*  
POPULAR RESIDENTIAL LOCATION \* \*  
GOOD SIZED ROOMS \* \* GAS CH & DG \* \*  
ALARM \* \* GARDENS TO THREE SIDES \* \*  
DETACHED GARAGE \* \* INTERNAL  
VIEWING HIGHLY ADVISED \*

An ideal purchase for a variety of buyers and a property not to be missed. Situated in a sought after area amidst similar style property in a popular residential area of Wortley and conveniently situated for access to local amenities, well regarded schools, the motorway networks and Leeds City Centre.

Briefly throughout the property comprises of a HALLWAY with stairs to the first floor, a LIVING ROOM with access to the DINING ROOM and a FITTED KITCHEN with a side UPVC door leading to the side garden

To the first floor there are TWO DOUBLE BEDROOMS (one of which has FITTED WARDROBES), a further SINGLE BEDROOM and a BATHROOM / WC with a three piece suite

Externally there are GARDENS to three sides and a DRIVEWAY which provides useful OFF STREET PARKING and access to a SINGLE DETACHED GARAGE.

Ideally located for ease of access to Leeds City Centre by car or public transport. Amenities such as Owlcotes and Birstall retail parks, cinemas, gym, restaurants and bars are a short drive away.

Early internal viewing is highly recommended and can be arranged by contacting the office

EPC Rating: D

### **The Property Benefits From:**

Chain Free on Completion, Gas CH, DG, Alarm, Good Sized Rooms, Gardens to Three Sides, Detached Garage, Popular Residential Location, Some Updating Required, Viewing Highly Advised, EPC Rating: D

### **The Property Comprises of:**

Entrance Hallway, Living Room, Dining Room, Fitted Kitchen, Three Bedrooms, Bathroom / WC

### **ACCOMMODATION**

(All measurements are approximate)

### **Ground Floor:**

#### **Entrance Hallway:**

Access via a UPVC part glazed front entrance door, stairs to the first floor, central heating radiator



#### **Living Room:**

Double glazed window to the front elevation, central heating radiator, gas fire, fire surround, marble back & hearth



#### **Dining Room:**

Double glazed window to the rear elevation, central heating radiator



#### **Fitted Kitchen:**

A range of wall, drawer and base units, complimentary work surfaces, inset sink and drainer, plumbing for an automatic washing machine, space for a fridge freezer, built in electric oven, four ring electric hob, double glazed window to the rear and side elevation, a UPVC side entrance door leading to the side garden



### **First Floor:**

#### **Landing:**

Double glazed window to the side elevation, access to the loft space



#### **Bedroom One:**

Double glazed window to the front elevation, central heating radiator, fitted wardrobe providing useful storage space



#### **Bedroom Two:**

Double glazed window to the rear elevation, central heating radiator



#### **Bedroom Three:**

Double glazed window to the front elevation, central heating radiator



#### **Bathroom / WC:**

A three piece suite comprising of a panelled bath with a mixer shower tap attachment, a wash basin and a WC, central heating radiator, double glazed window to the rear elevation



**To The Outside:**



**Parking / Garage:**

There is a driveway to the side providing useful off street parking leading to a detached garage



**Gardens:**

To the front and side there is a lawn and flowerbeds. There is a storage cupboard attached to the side of the property with a UPVC access door. The rear garden has a paved patio, and a lawn.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	82
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**Floor Plans:**

**Directions:**

From our Wortley office proceed up Lower Wortley Road to the traffic lights, turn left onto the Ring Road, at the second roundabout continue right round, coming back onto the Ring Road and take your first turning left into Kirkdale Drive, then take your first turning Left into Kirkdale Crescent, left into Kirkdale Terrace where No 4 can be found and is signified by our FOR SALE sign.

**Mortgages:**

Reach 4 Mortgage solutions Ltd is based in our offices and can offer a whole of market mortgage advice service to our clients. Whether you're buying for the first time, moving up the property ladder or buying for investment, Reach 4 will give you advice on a competitive range of mortgage and protection plans to suit your specific needs. They will then keep you updated every step of the way and provide an ongoing service as your financial needs change.

Kath Wells Estate Agents introduces Reach 4 Mortgage solutions Ltd for the purpose of arranging and advising on mortgages and protection. Reach 4 Mortgage solutions Ltd is an appointed representative of mortgage advice bureau Ltd which is regulated and authorised by the Financial Conduct Authority.

In general, Buy to Let mortgages are not regulated by the Financial Conduct Authority,

Your home may be repossessed if you do not keep up repayments on your mortgage.

**Viewing:**

Strictly by appointment with Kath Wells Estate Agents on 0113 231 1033

**Internet:**

Properties for sale can be viewed on the "World Wide Web", [www.kathwells.com](http://www.kathwells.com)

**E-mail:**        [sales@kathwells.com](mailto:sales@kathwells.com)

**THINKING OF SELLING?**

Should you be thinking of selling your property please contact us as soon as possible to arrange for a free valuation, we may already have a potential buyer waiting for your home.

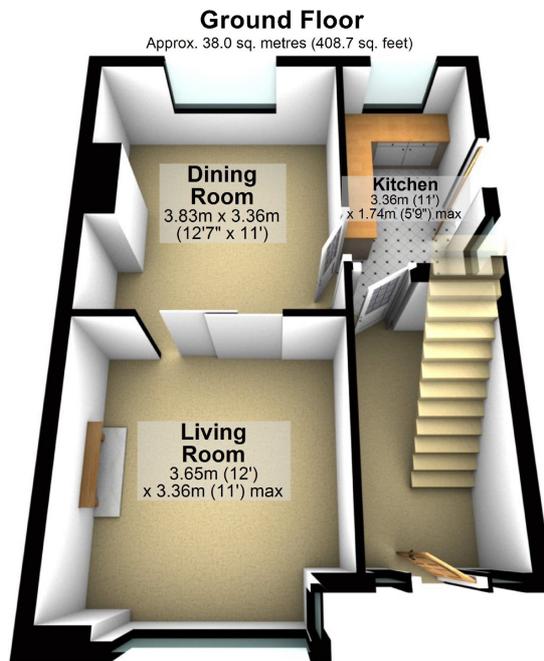
**Reference:**    9507 - 24 December 2021

**Please note:**

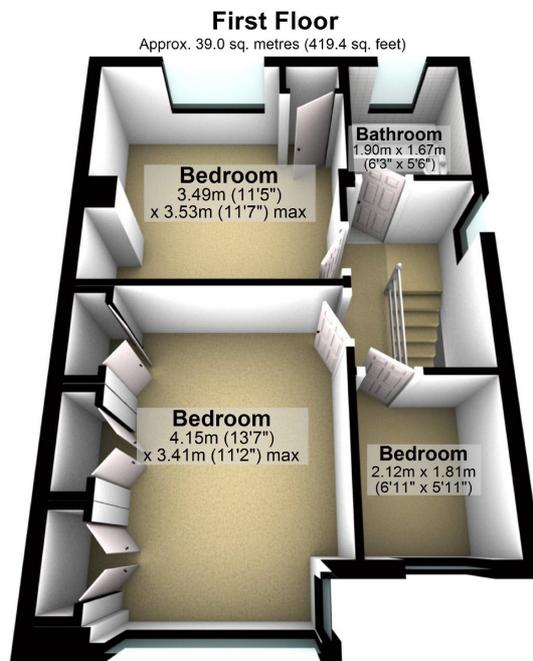
The above measurements are approximate and may have been taken using an electronic measure and whilst believed to be fair representation may be subject to mechanical error. We have not carried out a detailed professional survey. Services, fixtures, equipment referred to in the sales details and appliances mentioned, including central heating systems and other gas/electrical fittings have not been tested by ourselves and working order cannot therefore be confirmed, nor can any warranty be given as to their condition. It is your own responsibility to ensure you are fully aware of the condition of the property you are buying before legal commitment, it is always recommended that you arrange your own independent survey, if you fail to do so you should be aware of the risks you are taking. The sales particulars have been compiled from observation and discussion with the vendor of the property, items described in the sales particulars are included in the sale, all other items are specifically excluded and certain items that appear in any photograph may not be included.

**These details have not yet been checked  
by the vendor and may be subject to  
change!!**

Floor Plan 1



Floor Plan 2



Floor Plan 3

