

**46 Kirkdale Avenue  
Leeds**



**3 Bedroom House - Semi-Detached  
£249,995**

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
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# 46 Kirkdale Avenue, Farnley, Leeds, West Yorkshire, LS12 6AP

## GROUND FLOOR:

### Hallway:

Access via a part glazed front entrance door, stairs rising to the first floor

### Living Room:



A good sized living room, double glazed window, fire surround and hearth with a gas fire, laminated flooring

### Modern Fitted Dining Kitchen:



Double glazed window, patio doors opening onto the conservatory, a modern range of fitted wall, drawer & base units, work surfaces, breakfast bar, integral kitchen appliances (double electric oven / grill, induction hob, extractor hood, fridge / freezer), inset 1 1/4 bowl stainless steel sink and drainer, plumbing for an automatic washing machine, ample space for a dining table and chairs, under-stairs storage cupboard, external door giving access to the side garden

### Conservatory:



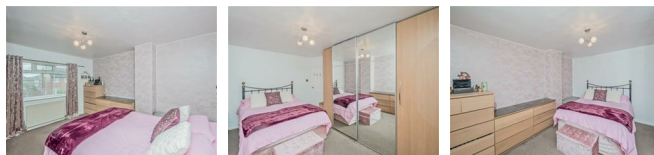
A double glazed conservatory with a dwarf wall, access to the rear garden

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation, access to the loft room

### Bedroom One:



Double glazed window, a range of fitted wardrobes and storage

### Bedroom Two:



Double glazed window, a range of fitted wardrobes

### Bedroom Three:



A good sized single bedroom, double glazed window

## SECOND FLOOR:

### Loft Room:



An occasional room with storage to the eaves, accessed via a steep staircase from the landing, this room does not have building regulation approval

## Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath, wash basin, low flush WC, shower cubicle with shower, inset ceiling lights, ladder style central heating radiator / towel warmer

## TO THE OUTSIDE:

### Gardens:



The front garden has a hedge border. The rear garden is a good size, enclosed with fencing and has a paved seating area / patio, a lawn, low maintenance areas, some planting, an outside tap, and power points.

### Off Street Parking / Single Garage:



A good sized driveway provides useful off street parking and access to a substantial garage.

### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0692-3900-3200-8720-3200>

### EPC Rating & Council Tax Band:

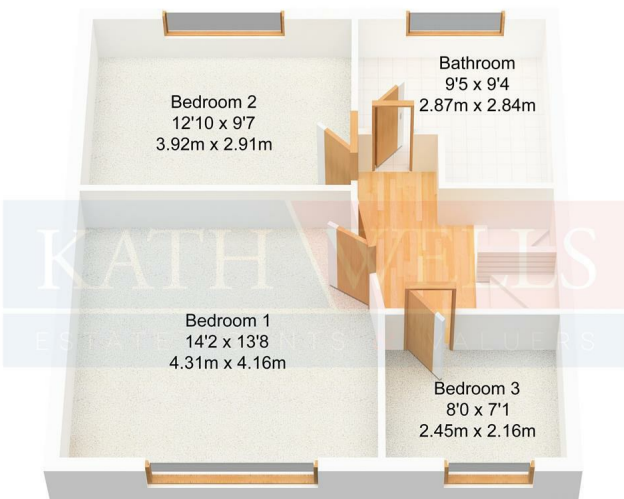
EPC Rating: D / Council Tax Band: B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			78
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

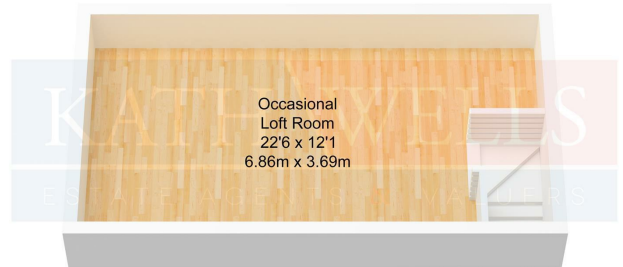
# Floor Plan



Ground Floor  
Approx. 55.49 sqm.  
(597.28 sqft.)



First Floor  
Approx. 49.20 sqm.  
(529.58 sqft.)



Second Floor  
Approx. 25.27 sqm.  
(272.00 sqft.)