



15 Cliffe Park Drive Leeds



2 Bedroom House - Townhouse £160,000

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15 Cliffe Park Drive, Wortley, Leeds, West Yorkshire, LS12 4XG

Ground Floor:

Entrance Hallway:

Access via a part glazed front entrance door.

Living Room:



Double glazed window to the front elevation, central heating radiator, new carpet, stairs to the first floor

Fitted Dining Kitchen:



A range of wall, drawer and base units, complimentary work surfaces, stainless steel sink and drainer, built in electric oven, four ring electric hob, central heating radiator, under stairs storage cupboard, vinyl flooring, two double glazed windows to the rear elevation, a half glazed door leading to the rear garden

First Floor:

Landing:

Access to the part boarded loft space via a drop down ladder

Bedroom One:



Double glazed window to the front elevation, new carpet, central heating radiator

Bedroom Two:



Double glazed window to the rear elevation, new carpet, central heating radiator

Bathroom / WC:



A three piece suite in white comprising of a bath with an instant shower over, a wash basin and a WC vinyl flooring, central heating radiator

To The Outside:

Garden:



There is an enclosed garden to the rear with a paved patio and a lawn


Garage:



There is a detached garage to the front with an up and over front entrance door and a side entrance door

EPC Link :

<https://find-energy-certificate.service.gov.uk/energy-certificate/2254-3013-1202-8212-9200>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C		63	
(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. 29.05 sqm.
(312.69 sqft.)



First Floor
Approx. 29.05 sqm.
(312.69 sqft.)



Garage
Approx. 4.03 sqm.
(43.37 sqft.)