

KATH WELLS

ESTATE AGENTS & VALUERS



52 Cliffe Park Crescent, Leeds, LS12 4XB

Offers In The Region Of £220,000

* VERY WELL MAINTAINED PROPERTY ** CHAIN FREE ON COMPLETION ** GAS CH & DG ** FRONT & REAR GARDENS ** SINGLE GARAGE ** DRIVEWAY ** POPULAR LS12 LOCATION ** EARLY VIEWING HIGHLY ADVISED *

Early internal viewing is highly recommended to avoid disappointment; a WELL MAINTAINED DETACHED PROPERTY available with NO ONWARD CHAIN ON COMPLETION with a CENTRAL HEATING SYSTEM and DOUBLE GLAZING. Briefly throughout the property comprises of a HALLWAY with stairs rising to the first floor, a good sized LIVING ROOM with a DINING AREA, a CONSERVATORY with French doors opening into the rear garden, a FITTED KITCHEN providing access to the rear garden, TWO DOUBLE BEDROOMS, a further SINGLE BEDROOM and a SHOWER ROOM / WC with a modern three piece suite. Externally the property has GARDENS TO THE FRONT & REAR, OFF STREET PARKING and a DETACHED SINGLE GARAGE.

The property is situated on a popular development within walking distance of local amenities, well regarded primary and high schools and bus routes to surrounding areas. Leeds City centre, the M621 and the Outer Ring Road are a short drive away making the major commercial centres of West Yorkshire and beyond an easy commute. Viewings can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com. EPC Rating: D

Ground Floor:

Entrance Hallway:

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

Living Room:



Double glazed window to the front elevation, two central heating radiators

Dining Area:



Central heating radiator, tilt and turn UPVC patio door leading to the conservatory

Conservatory:



Laminated wood floor, power and lighting, UPVC glazed door leading to the rear garden

Fitted Kitchen:



A range of wall, drawer and base units, complimentary work surfaces, stainless steel sink and drainer with a mixer tap, plumbing for a washing machine and dishwasher, space for a fridge freezer and a cooker, under stairs storage cupboard, central heating radiator, double glazed window to the rear elevation, a UPVC glazed door to the rear elevation

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

Bedroom Two:



Double glazed window providing extensive views over Farnley, fitted wardrobes providing useful storage space, central heating radiator

Bedroom Three:

<https://find-energy-certificate.service.gov.uk/energy-certificate/1720-0295-0288-8091-0773>



Double glazed window to the front elevation, central heating radiator

Shower Room/ WC:



A three piece suite in white comprising of a walk in shower cubicle with an electric mira shower, a vanity unit with a wash basin over and a WC, inset ceiling lighting, central heating radiator, fully tiled walls, vinyl flooring, double glazed window to the rear elevation

To The Outside:

Gardens:



There is a low maintenance garden to the front elevation with a lawn and flowerbeds. The rear garden is enclosed and split into two levels. The raised area is paved with leads to a further garden area below

Parking/ Garage:

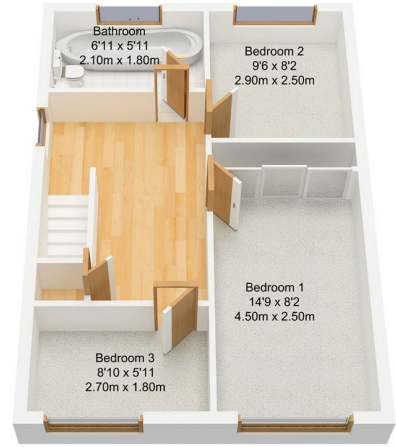
There is a driveway to the front leading to a detached single garage

EPC Link:

Floor Plan



Ground Floor
Approx. 53.12 sqm.
(571.77 sqft.)

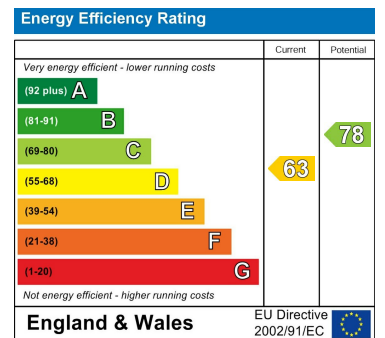


First Floor
Approx. 43.20 sqm.
(465.00 sqft.)

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.