



74 Kirkdale Crescent Leeds



4 Bedroom House - Semi-Detached £325,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
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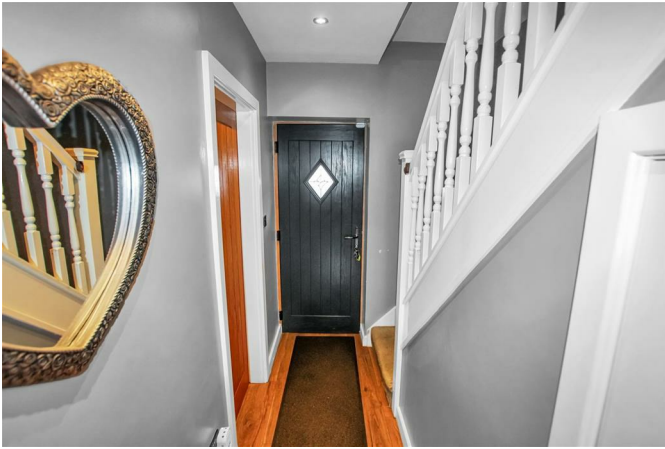
Web Site
www.kathwells.com

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74 Kirkdale Crescent, Wortley, Leeds, West Yorkshire, LS12 6AS

GROUND FLOOR:

Hallway:



Access via a part glazed composite front door, stairs rising to the first floor, under stairs storage cupboard, laminated flooring, central heating radiator, inset ceiling lights

Sitting Room:



Double glazed bay window, central heating radiator, television point, laminated flooring, inset ceiling lights

Fitted Breakfast Kitchen:

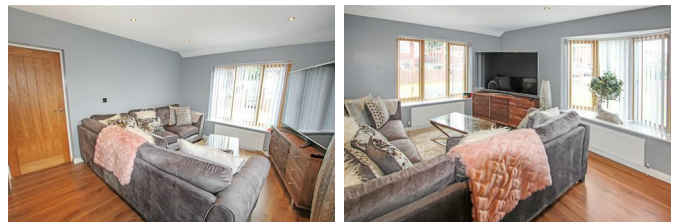


Two double glazed windows, a modern range of fitted wall, drawer & base units, work surfaces, an inset Belfast sink, breakfast bar, a range of integral kitchen appliances (range style cooker with six gas burners, dishwasher, automatic washing machine, microwave, extractor hood), space for an American style fridge / freezer (this may be included in the sale subject to offer), laminated flooring

Family Area:

A great family / entertaining space with a seating area, a dining area and a cloakroom / WC (see below for details)

Living Room:



Two double glazed windows, laminated flooring, television point, inset ceiling lights, open plan to the dining area

Cloakroom / WC:

A modern white suite comprising of a low flush WC & wash basin, inset ceiling lights

Dining Area:



Three double glazed windows overlooking the garden, a glazed external door giving access to the garden, two central heating radiators, inset ceiling lights, ample space for a large dining table and chairs

FIRST FLOOR:

Landing:

Double glazed window, stairs rising to the second floor (access via a fire door), central heating radiator, inset ceiling lights

Bedroom Two:

A good sized double bedroom; double glazed window, central heating radiator, a range of fitted wardrobes providing useful hanging and storage space

Bedroom Three:



A good sized double bedroom; double glazed window, central heating radiator

Bedroom Four:



A good sized double bedroom; three double glazed windows, central heating radiator, access to an insulated and boarded loft space via a pull down loft ladder

Bathroom / WC:



Double glazed window, a modern white suite (shower bath with a glazed side screen, plumbed shower (rainfall head), wash basin set into a vanity unit, low flush WC), modern tiling, inset ceiling lights, ladder style central heating radiator / towel warmer

SECOND FLOOR:

Master Bedroom:

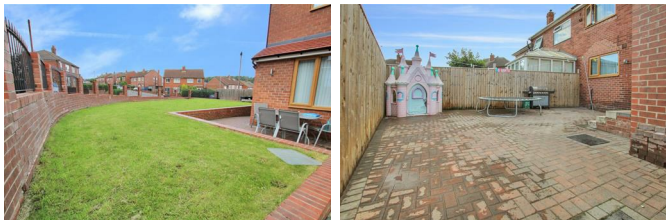


A large double bedroom; double glazed window, two double glazed Velux windows, double glazed French doors opening onto a 'Juliette balcony', inset ceiling lights, central heating radiator, ample space for a range of bedroom furniture and storage

TO THE OUTSIDE:

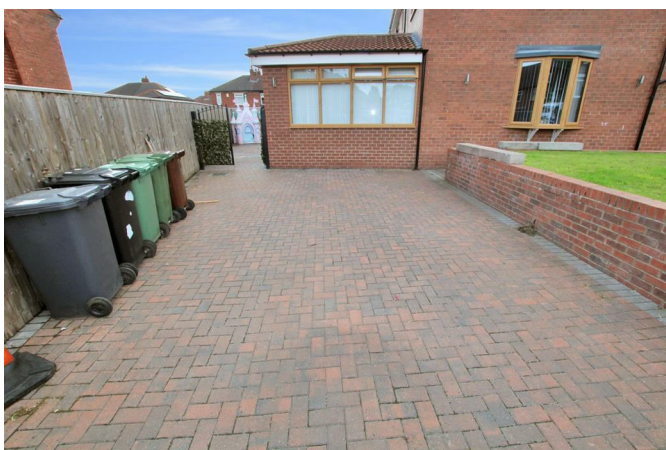


Gardens:



The gardens are enclosed by a low wall with wrought iron railings and benefit from external lighting. The front and side gardens have a lawn and paved areas. The rear garden is enclosed and block paved.


Off Street Parking:



Electrically operated wrought iron gates give access to a large block paved driveway which offers useful off street parking for several cars

EPC Link:

Energy Efficiency Graph

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