



£140,000

6 Highfield Crescent, Wortley, Leeds, West Yorkshire, LS12 4DA

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* NEW TO THE MARKET ** TWO BEDROOM BACK TO BACK MID TERRACE ** WELL MAINTAINED / PRESENTED ** MODERN DECOR ** MODERN INTERNAL DOORS ** GAS CENTRAL HEATING ** DOUBLE GLAZING ** MODERN FITTED KITCHEN ** CELLAR WHICH COULD CONVERT ** POPULAR & CONVENIENT LOCATION ** PROPERTY TOUR ON LINE *

Being offered for sale is this TWO BEDROOM MID TERRACE situated in a pleasant and popular location within Wortley. a FITTED KITCHEN, GAS CH, DG, and cellar area which could convert making an ideal home for a variety of buyers.owners and benefits from a Modern FITTED kitchen AND MODERN BATHROOM & DOUBLE GLAZING and GAS CENTRAL HEATING. Briefly throughout the property has a good sized LIVING ROOM with stairs leading to the first floor, a MODERN FITTED KITCHEN with access to the CELLAR / BASEMENT ROOM, TWO DOUBLE BEDROOMS and a BATHROOM / WC. Local amenities and bus routes are within walking distance. Leeds City centre and the motorway networks are a short drive away.

The property would make an ideal purchase for a variety of buyers including FIRST TIME BUYERS and LANDLORDS. Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 / 0113 252 3322 / 01274 610 787 / sales@kathwells.com. EPC Rating: E

GROUND FLOOR:

Entrance Porch:

Entrance To The Living Room

Living Room:

Access is via a part glazed front entrance door, double glazed window to the front elevation, modern decor, television point, stairs to the first floor, central heating radiator

Fitted Kitchen:

Double glazed window to the front elevation, a modern fitted range of high gloss wall, drawer and base units, complimentary work surfaces, built under electric oven, four ring gas hob, modern style extractor hood, a curved inset sink and drainer with mixer taps, space for a fridge / freezer, inset wine / bottle rack, access to the cellar

Cellars / Basement:

Double glazed entrance door leading to the garden, a double glazed window to the front elevation, plumbing for an automatic washing machine, Belfast sink and tap

TO THE FIRST FLOOR:

Landing:

Access to the first floor accommodation, stairs to the second floor

Bedroom One :

Double glazed window to the front elevation, modern decor,central heating radiator

Bathroom / WC:

Double glazed opaque window to the front elevation, a modern white suite comprising of a panelled bath with a plumbed shower above and a glazed shower screen, pedestal hand wash basin, double flush WC, chrome ladder style central heating radiator / towel warmer, modern ceramic wall and floor tiles, inset ceiling lighting

TO THE SECOND FLOOR:

Study Area:

Ideal space for study and desk.

Bedroom Two:

Double glazed window to the front elevation, redecorated walls, central heating radiator

TO THE OUTSIDE:

Garden:

Low maintained garden, enclosed and private .

Epc link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8045-7524-3300-8570-0922>

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

From our Wortley office proceed up Lower Wortley Road to the mini roundabout, continue across into Oldfield Lane, at the mini roundabout continue across and take the first right hand turn into Highfield Crescent where number 6 can be found on the right hand side signified by our FOR SALE SIGN

