

**54 Castle Ings Gardens
Leeds**



**3 Bedroom Bungalow - Dormer Semi Detached
£275,000**

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54 Castle Ings Gardens, New Farnley, Leeds, West Yorkshire, LS12 5EF

GROUND FLOOR:

Hallway:

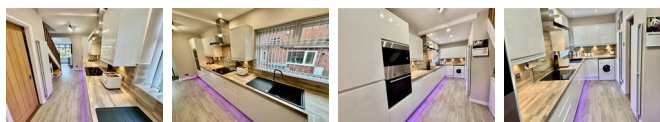
Access via a part glazed front entrance door, central heating radiator

Living Room:



Double glazed window, a fireplace and hearth with an inset living flame fire, television point, central heating radiator

Fitted Dining Kitchen:



Double glazed window, an external door giving access to the garden, a modern luxury range of fitted wall, drawer & base units, work surfaces, an eye level double oven / grill / microwave, five ring induction hob, extractor hood, an inset sink and drainer, integral dishwasher, under-stairs utility area with plumbing for an automatic washing machine / space for a tumble dryer, integral fridge x 2 * an integral freezer, two modern vertical central heating radiators, LED mood lighting, space for a dining table and chairs, stairs rising out of the first floor, open plan to the family area / occasional room

Occasional Room / Family Area:



Double glazed windows, double glazed Velux windows, French doors opening onto the rear garden, television point, modern central heating radiators, inset ceiling lights

Ground Floor Shower Room / WC:



Double glazed window, a glazed shower with a plumbed shower, low flush WC, wash basin, storage cupboard

Bedroom One:



Double glazed window, central heating radiator, fitted wardrobes / storage

FIRST FLOOR:

Landing:

Access to the first floor accommodation

Bedroom Two:



Double glazed window, double glazed Velux window, central heating radiator, fitted wardrobes & built in storage

Bedroom Three:



Double glazed window, central heating radiator, built-in storage

Shower Room / WC:



Double glazed Velux window, a glazed shower cubicle with a plumbed shower, wash basin set into a vanity unit, low flush WC, built-in storage, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:



Gardens:



The front garden is enclosed by a low wall and has a lawn and planted beds. The rear garden is enclosed by fencing and mainly low maintenance with a paved seating area and some planted beds

Off Street Parking / Driveway / Garage:



A driveway provides useful off street parking and access to a single detached garage. The garage has a side access door, power, light and a workshop area

Council Tax Band & EPC Rating:

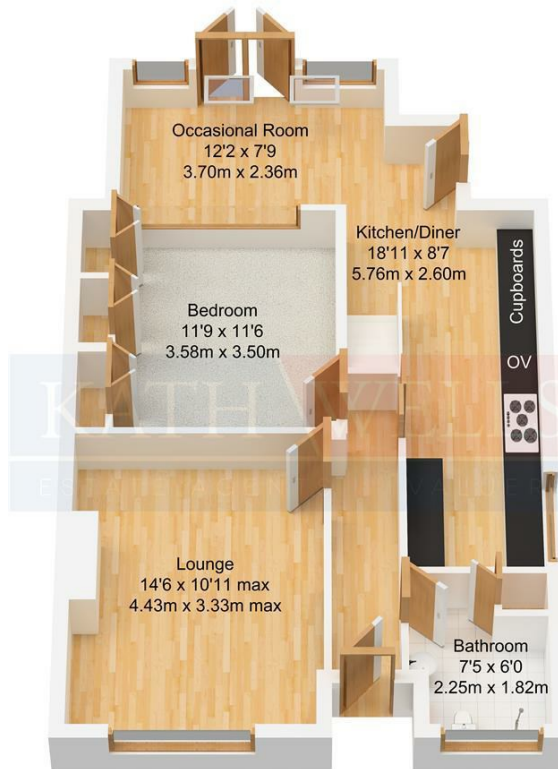
Council Tax Band: C / EPC Rating: D

EPC Link:

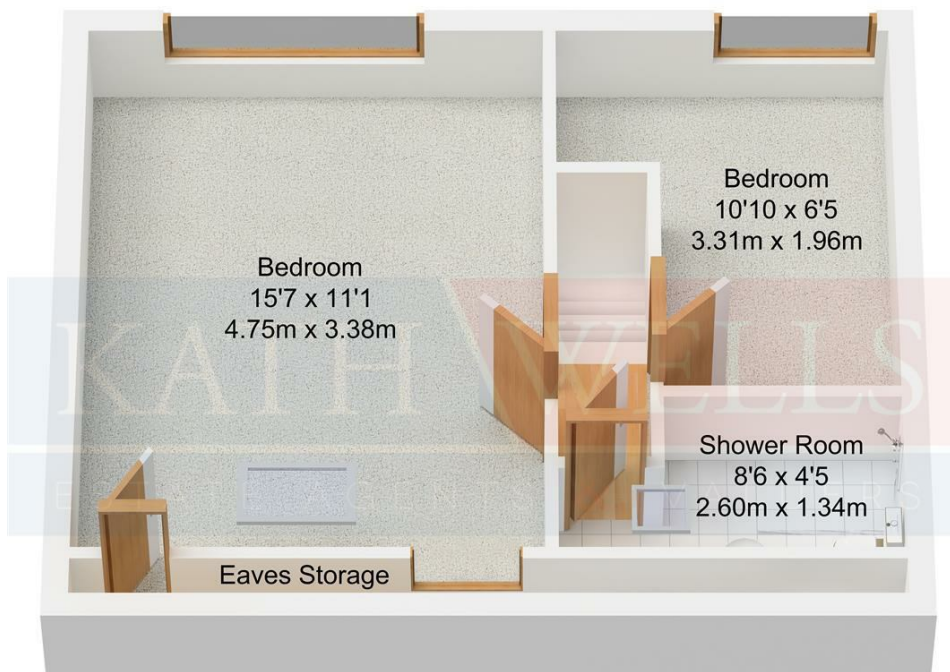
<https://find-energy-certificate.service.gov.uk/energy-certificate/0858-5040-7261-5033-8904>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Plan



Ground Floor
Approx. 60.80 sqm.
(654.44 sqft.)



First Floor
Approx. 32.70 sqm.
(351.50 sqft.)