



14 Kirkdale Crescent Leeds



2 Bedroom House - Semi-Detached £245,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

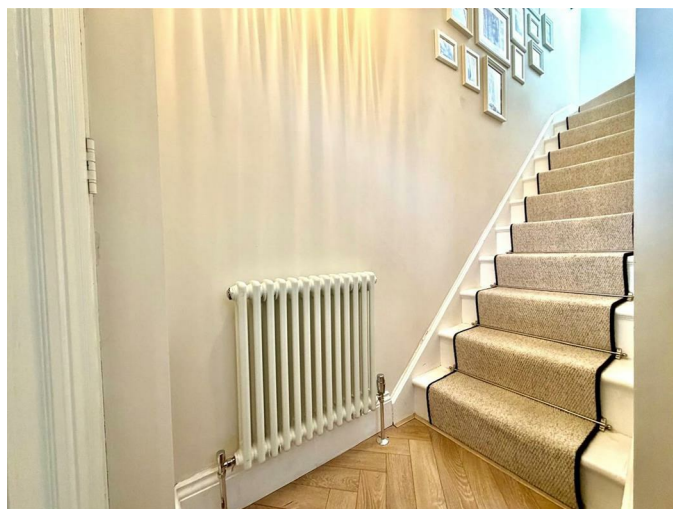
Web Site
www.kathwells.com

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sales@kathwells.com

14 Kirkdale Crescent, Leeds, West Yorkshire, LS12 6AS

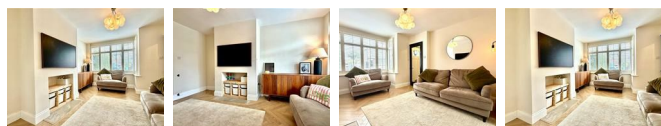
GROUND FLOOR:

Entrance Hallway:



Access from the composite front door, stairs rising to first floor , central heating radiator

Living Room:



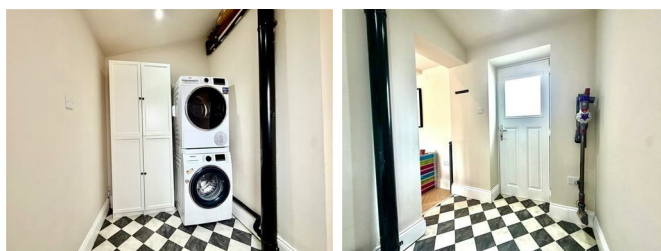
Double glazed window , television point, central heating radiator

Fitted Dining Kitchen:



Extended to the rear to create a spacious dining/ kitchen area, modern fitted wall, drawer & base units, work surfaces, sink with mixer tap, a range of integral appliances (electric oven / fridge / freezer, dishwasher, hob) double glazed patio doors opening onto the rear garden, modern vertical central heating radiators

Utility:



Composite door giving access to the front, plumbing for an automatic washing machine, space for a dryer, storage cupboards.

FIRST FLOOR:

Landing:

Access to the first floor accommodation, access to the loft space

Bedroom One:



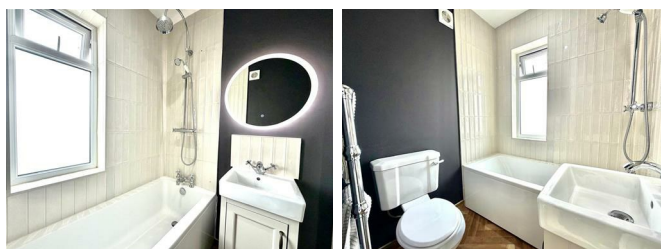
Two double glazed windows, central heating radiator

Bedroom Two:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a luxury white suite comprising of a panelled bath with a plumber shower above, wash basin set into a vanity unit, low flush WC, ladder style central heating radiator/ towel warmer

TO THE OUTSIDE:

Gardens:



The rear garden is a good size and comprising of a lawn/ patio area as well as being fully enclosed.

Off Street Parking / Driveway



A driveway provides useful off street parking for two cars.

Council Tax Band & EPC Rating:

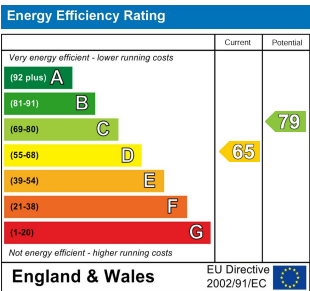
Council Tax Band: B / EPC Rating: D

EPC Link:

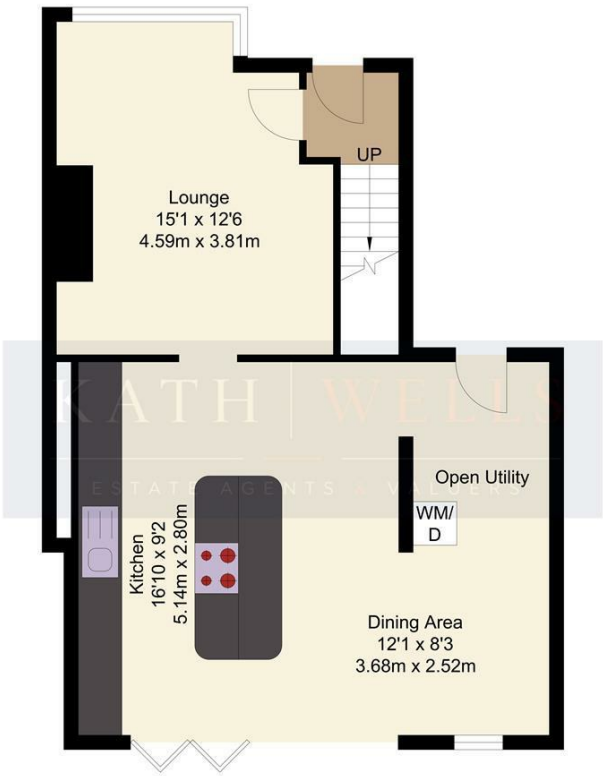
<https://find-energy-certificate.service.gov.uk/energy-certificate/0010-2614-1090-2222-4745>

Anti-Money Laundering (AML) Checks:

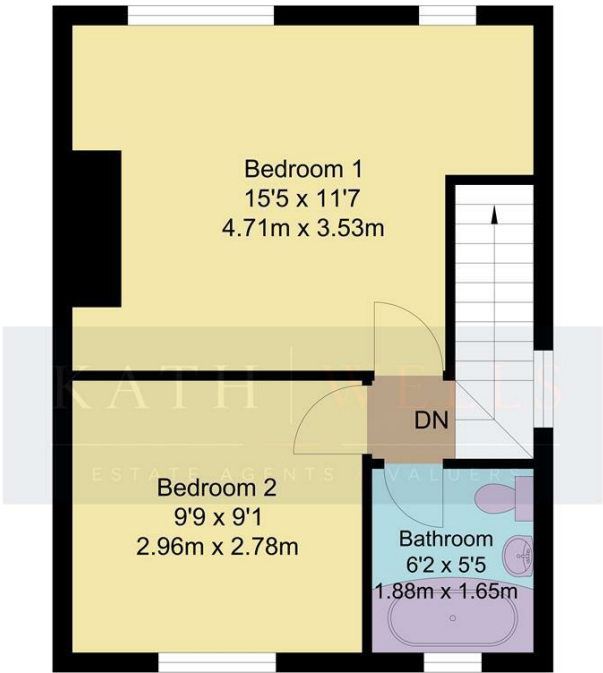
By law, we must carry out Anti-Money Laundering (AML) checks to verify the identity of all buyers once an offer has been accepted. The cost is £35.00 plus VAT (£42.00 total) per buyer, and this fee is payable when your offer is accepted. These checks are a legal requirement for all purchasers.



Floor Plan



Ground Floor
Approx. 54.52 sqm.
(586.84 sqft.)



First Floor
Approx. 30.19 sqm.
(324.96 sqft.)