

34 Kirkdale Mount Leeds



2 Bedroom House - Semi-Detached £189,000

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34 Kirkdale Mount, Wortley, Leeds, West Yorkshire, LS12 6AZ

GROUND FLOOR:

Side Entrance Porch:



A part glazed porch to the side of the property

Hallway:

Access from the side porch via a part glazed entrance door, stairs rising to the first floor

Living Room:

13'11" x 13'01"



Double glazed window to the front elevation, television and telephone points, a fitted fire surround and hearth with an inset pebble effect electric fire, central heating radiator

Fitted Dining Kitchen:

15'09" x 15'08"



A modern range of wall, base and drawer units, complimentary work surfaces, integral dishwasher, an inset 1 ¼ bowl stainless steel sink and drainer with a mixer tap, an eye level double oven, five burner gas hob, extractor above, plumbing for an automatic washing machine, space for a dining table, central heating radiator, double glazed windows to the rear elevation, double glazed French doors providing access to the rear garden,

FIRST FLOOR:

Landing:

Access to the first floor accommodation

Bedroom One:

11'10" x 10'10"



Double glazed window to the front elevation, central heating radiator

Bedroom Two:

8'09" x 7'04"



Double glazed window to the rear elevation, central heating radiator

Bathroom / WC:

12'01" x 4'09"



A white suite comprising of a panelled 'P' shaped shower bath with a glazed side screen, a plumbed shower and central taps, a wash basin and a WC, ladder style central heating radiator / towel warmer, double glazed window to the side elevation

TO THE OUTSIDE:



Driveway / Off Street Parking::

There is a driveway to the side of the property providing useful off street parking

Gardens:



The front garden has a lawn and some planting. The rear garden is enclosed with decking which provides a pleasant seating area

EPC LINK:

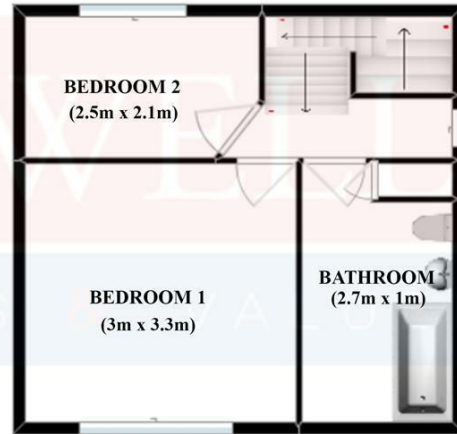
<https://find-energy-certificate.service.gov.uk/energy-certificate/8593-7921-5630-3359-1996>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(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



FIRST FLOOR