

**2 Kirkdale Avenue
Leeds**



**3 Bedroom House - Semi-Detached
£215,000**

69 Lower Wortley Road
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Leeds
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2 Kirkdale Avenue, Leeds, LS12 6AP

GROUND FLOOR:

Hallway:

Access via a front entrance door, stairs rising to the first floor, central heating radiator

Living Room:



Double glazed bay window overlooking the front garden, television point, central heating radiator

Fitted Dining Kitchen:



A part glazed external door giving access to the side garden, a modern range of fitted wall, drawer & base units, work surfaces, an inset stainless steel sink and drainer with a mixer tap, built under electric oven, electric hob, extractor hood, plumbing for an automatic washing machine, space for a fridge / freezer, pantry, inset ceiling lights, ample space for a dining table and chairs, double glazed French doors opening onto the rear garden, central heating radiator

FIRST FLOOR:

Landing:

Double glazed window, access to the loft space, access to the first floor accommodation

Bedroom One:



Double Bedroom - Double glazed window, central heating radiator

Bedroom Two:



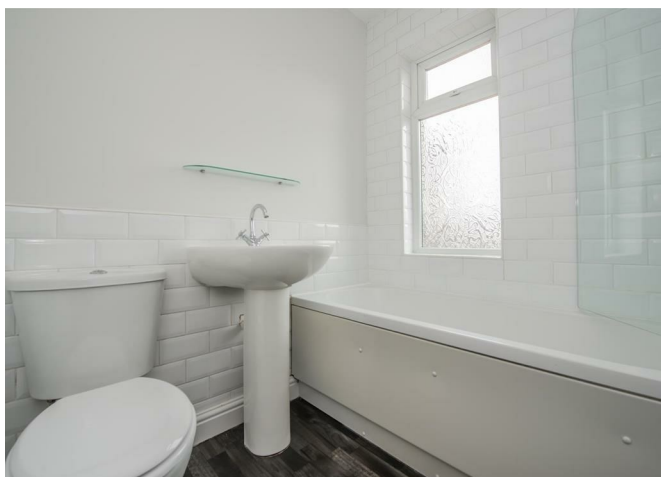
Double Bedroom - Double glazed window, central heating radiator

Bedroom Three:



Single Bedroom - Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a shower above, wash basin, low flush WC, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:



Gardens:



The gardens extend to three sides and are mainly lawn. There are planted beds to the front and a low maintenance garden to the rear.

Off Street Parking:



Wrought iron gates give access to a parking space.

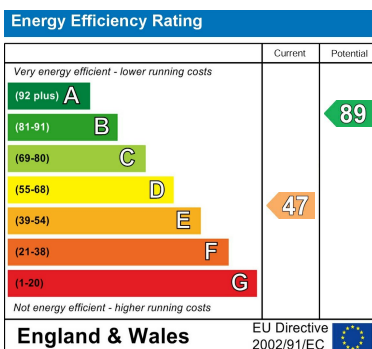
EPC Rating & Council Tax:

EPC Rating: E / Council Tax Band: B

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0099-2855-6037-9224-5111>

Energy Efficiency Graph



Ground Floor



First Floor

