



## 23 Kirkdale Crescent Leeds



### 3 Bedroom House - Semi-Detached £299,950

69 Lower Wortley Road  
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# 23 Kirkdale Crescent, Wortley, Leeds, West Yorkshire, LS12 6AY

## GROUND FLOOR:

### Hallway:

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

### Living Room:



Double glazed bay window, central heating radiator, a fireplace and hearth with a log burning stove, television point, modern internal door

### Extended Fitted Dining Kitchen:



Double glazed French doors opening onto the garden, a modern range of fitted wall, drawer & base units, works surfaces, an inset sink and drainer, a range of integral kitchen appliances (electric hob with an extractor above, electric double oven / grill, dishwasher, fridge / freezer), plinth heater (connected to the central heating system), ample space for a dining table and chairs

### Utility Room:



Double glazed Velux window, a range of fitted cabinets and work surfaces, plumbing for an automatic washing machine and space for a tumble dryer, central heating radiator, under-stairs storage cupboard

## Cloakroom / WC / Shower Room:



A white suite comprising of a shower cubicle with shower, low flush WC, wash basin, central heating radiator / towel warmer

## FIRST FLOOR:

### Landing:

Double glazed window, access to the first floor accommodation and to the loft space (fully boarded loft space with power & light), chrome & oak handrail

### Bedroom One:



Double glazed window, views over the rear garden, central heating radiator.

### Bedroom Two:



Double glazed window, central heating radiator.

### Bedroom Three:



Double glazed window, central heating radiator

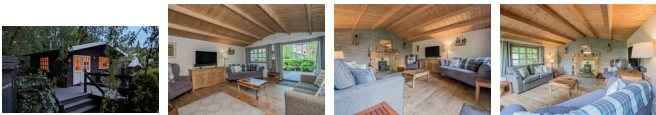
### Bathroom / WC:



An extended bathroom with double glazed windows to the front and rear, a modern white suite comprising of a bath with shower mixer taps, wash basin set into a vanity unit, low flush WC, central heating radiator / towel warmer

### TO THE OUTSIDE:

#### Summer House / Cabin:



A good sized summer house with power and light and a multi-fuel stove; this room could be used for entertaining or as a home office. The summer house has a decked veranda / entertaining area which in turn has a 'Spanish' style BBQ

### Outdoor Cabin / Workshop:



A useful space which has power and lighting and is currently used as a workshop

### Gardens:



The front garden is mainly low maintenance, Block paved and edged with a wall. The rear garden has been landscaped and includes a lawn, flower beds, paths meandering through fruit trees, decked seating areas, a garden shed with power and light, and a Summer House.

### Off Street Parking:



A driveway provides useful off street parking for two cars

### EPC Rating & Council Tax:

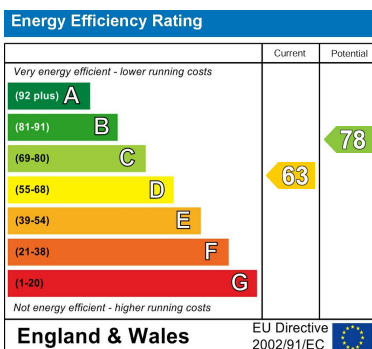
Council Tax Band: D / EPC Rating: D

### EPC Link:

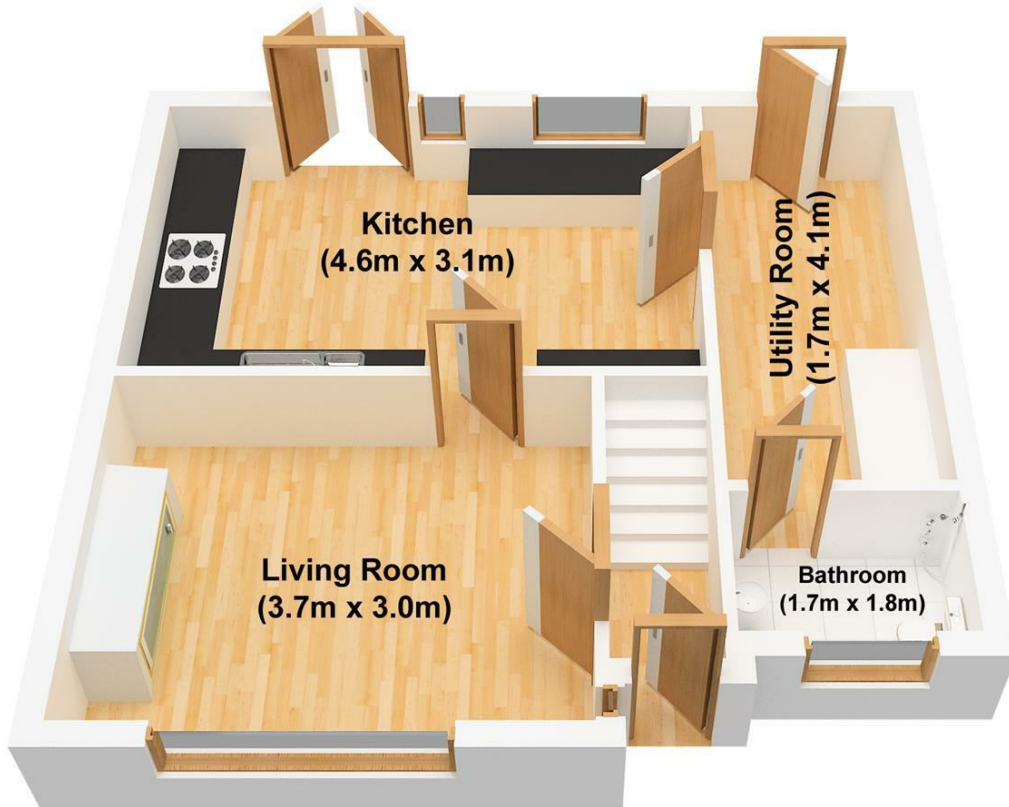
<https://find-energy-certificate.service.gov.uk/energy-certificate/6807-1294-1002-0105-7402>



## Energy Efficiency Graph



## Ground Floor



## First Floor

