



23 Cliffe Park Rise Leeds



3 Bedroom House - Townhouse £189,995

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23 Cliffe Park Rise, Wortley, Leeds, West Yorkshire, LS12 4XF

Bedroom One:



Double glazed window, central heating radiator, stripped floorboards, ample space for a range of bedroom furniture

GROUND FLOOR:

Fitted Kitchen:



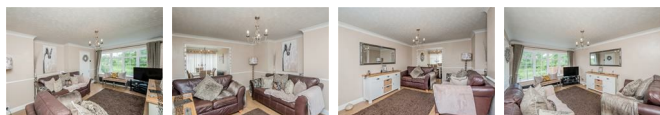
Access via a part glazed external door, a range of fitted wall, drawer & base units, work surfaces, an inset 1 1/4 bowl sink and drainer, electric oven / grill, electric hob with an extractor above, space for a fridge / freezer, plumbing for an automatic washing machine, under-stairs storage cupboard

Dining Room:



Double glazed window, central heating radiator, laminated flooring, arch through to the living room

Living Room:



Double glazed bay window with views to the front garden and beyond, laminated flooring, television point, central heating radiator

Hallway:

A part glazed external door giving access to the garden, under-stairs storage cupboard, central heating radiator, stairs rising to the first floor

FIRST FLOOR:

Landing:

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

Bedroom Two:



Double glazed window, central heating radiator, stripped floorboards, ample space for a range of bedroom furniture

Bedroom Three:

Double glazed window, central heating radiator, laminated flooring

Bathroom / WC:



Double glazed window, a three piece coloured suite comprising of a panelled bath, wash basin, low flush WC, central heating radiator

TO THE OUTSIDE:



Gardens:



The rear garden is split over several levels and low maintenance beds and a paved patio / seating area. The front garden has fencing to two sides and is mainly grass.

Off Street Parking / Single Garage:



A single garage with an up and over door provides useful off street parking and storage

Views:



EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2720-7255-0259-9001-0453>

EPC Rating: C / Council Tax Band: B

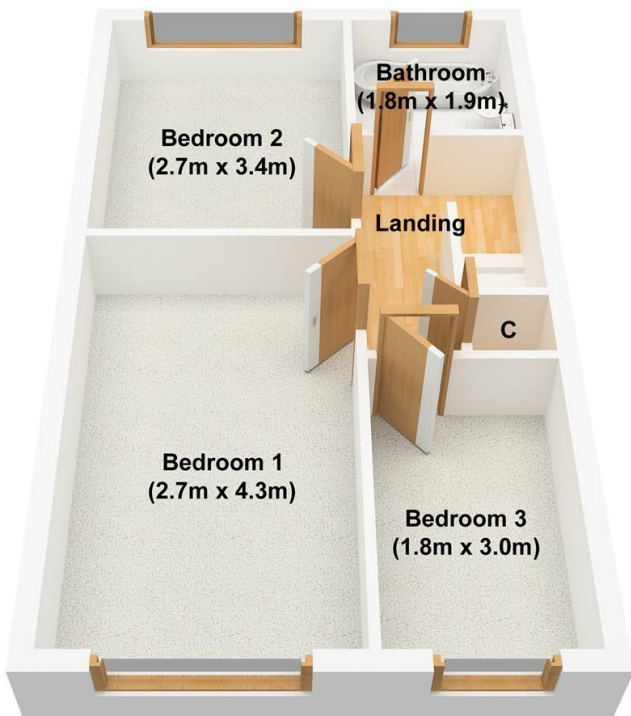
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Floor Plan

Ground Floor



First Floor



Garage

