



## 23 Cliffe Park Rise Leeds



### 3 Bedroom House - Townhouse £189,995

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
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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:



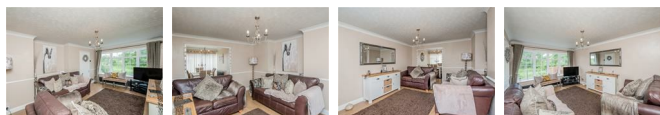
Access via a part glazed external door, a range of fitted wall, drawer & base units, work surfaces, an inset 1 1/4 bowl sink and drainer, electric oven / grill, electric hob with an extractor above, space for a fridge / freezer, plumbing for an automatic washing machine, under-stairs storage cupboard

### 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**

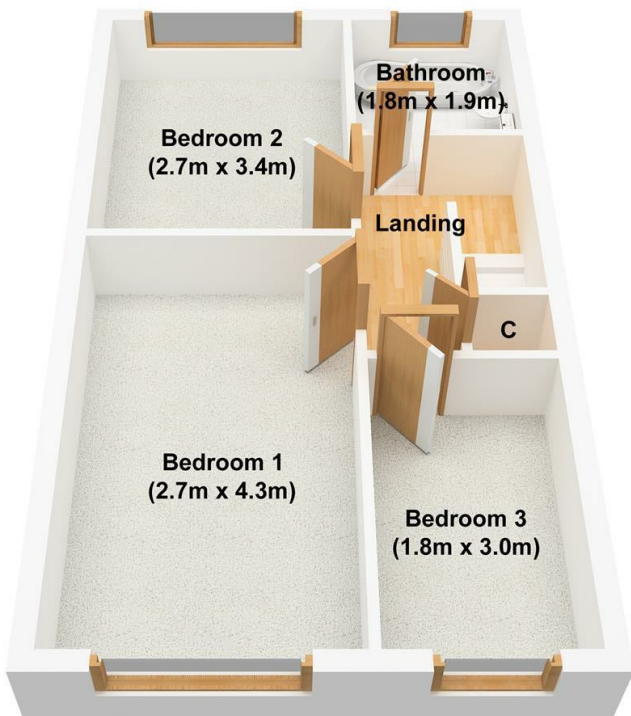
| Energy Efficiency Rating                           |  | Current   | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |  |   |           |
| (92 plus) <b>A</b>                                 |  |   | 86        |
| (81-91) <b>B</b>                            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

# Floor Plan

## Ground Floor



## First Floor



## Garage

