

## 7 Kirkdale Drive Leeds



### 3 Bedroom House - Semi-Detached £180,000

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
Tel: 0113 231 1033  
Fax: 0113 203 8333

**Web Site**  
[www.kathwells.com](http://www.kathwells.com)

**email**  
[sales@kathwells.com](mailto:sales@kathwells.com)

# 7 Kirkdale Drive, Wortley, Leeds, West Yorkshire, LS12 6AW

## GROUND FLOOR:

### Entrance Porch:

A double glazed entrance porch, an ideal space for boots and coats

### Hallway:

Access from the porch via an original external door, central heating radiator, stairs rising to the first floor

### Living Room:



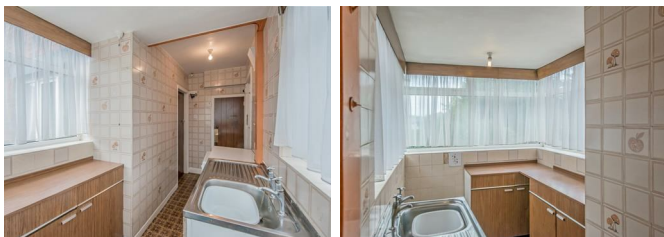
Double glazed window, television point, central heating radiator, electric storage heater, fireplace and hearth

### Dining Room:



Double glazed window, electric storage heater, fireplace and hearth with a solid fuel stove with a back-boiler (operates the central heating)

### Extended Kitchen:



Double glazed windows, a part glazed external door, cooker point, plumbing for an automatic washing machine, under-stairs storage cupboard / pantry, stainless steel sink and drainer

## FIRST FLOOR:

### Landing:

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

### Bedroom One:



Double glazed window, central heating radiator, electric storage heater

### Bedroom Two:



Double glazed window, central heating radiator, electric storage heater, storage cupboard

### Bedroom Three:



Double glazed window

## Bathroom / WC:



Double glazed window, a white three piece suite comprising of a panelled bath, wash basin, low flush WC

## TO THE OUTSIDE:

### Cellars / Under-house Storage / Coal Store:

Under-house storage can be accessed from the carport and from the rear of the property. A large cellar can be accessed from the rear of the property; this provides a very useful storage area. A coal store is located in the rear garden.

### Gardens:



The front garden is partly low maintenance with planted beds. The rear garden is a good size and has a lawn, established beds containing a variety of ornamental plants, and fruit trees.

## Parking / Driveway:



A driveway with wrought iron gates provides useful off street parking and access to a single carport.

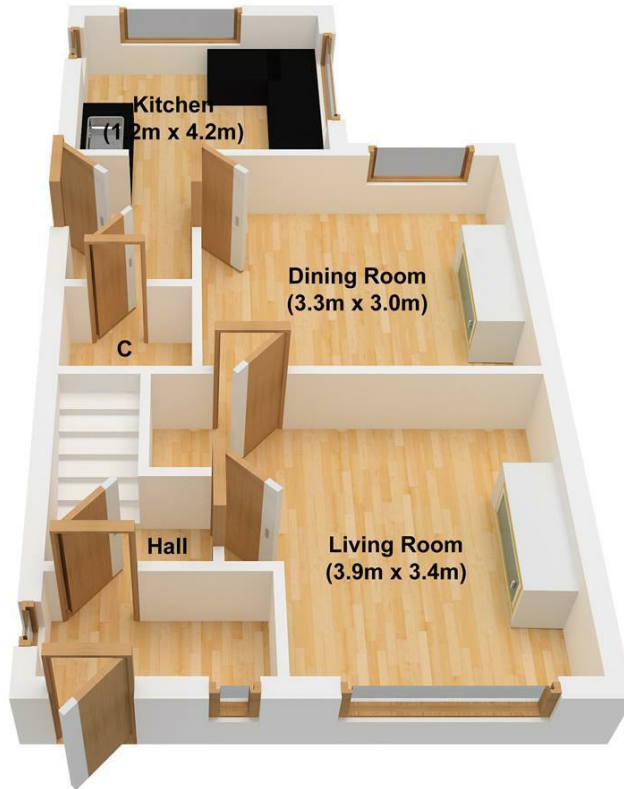
### EPC Link:

### EPC & Council Tax:

Council Tax Band: B / EPC Rating: tbc

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

### Ground Floor



### First Floor

