



40 Gotts Park Avenue Leeds



2 Bedroom House - Semi-Detached £199,995

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40 Gotts Park Avenue, Armley, Leeds, West Yorkshire, LS12 2RW

GROUND FLOOR:

Front Porch:

A double glazed front porch - a useful area for boots and coats

Entrance Hallway:

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

Living Room:

13'5" x 12'08"



Double glazed window, central heating radiator, laminated flooring, a fireplace and hearth with an inset fire, television point.

Fitted Dining / Breakfast Kitchen:

8'04" x 14'4"



Double glazed windows, a part glazed external door giving access to the side garden / driveway, a modern range of wall, drawer and base units, display cabinets, work surfaces, an inset sink and drainer with a mixer tap, built under electric oven / grill, four ring gas hob, chimney style extractor hood over, plumbing for an automatic washing machine, space for a fridge freezer, under stairs storage cupboard, central heating radiator,

FIRST FLOOR:

Landing:

Double glazed window, access to an insulated loft space via a pull down loft ladder, access to the first floor accommodation

Bedroom One:

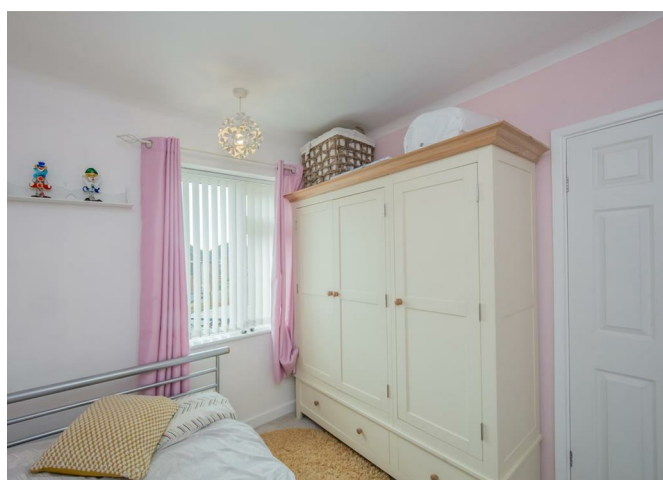
12'09" x 13'03"



Double glazed window, central heating radiator, a range of fitted wardrobes providing useful storage and hanging space, walk in wardrobes / storage with a double glazed window

Bedroom Two:

8'05" x 8'07"



Double glazed window to the rear elevation, central heating radiator

Bathroom / WC:

6'07" x 5'06"

EPC Rating: D / Council Tax Band: B



Double glazed window, a modern white suite comprising of a panelled bath with an electric shower above and a glazed side screen, a wash basin set into a vanity unit, low flush WC, inset ceiling lighting, a chrome ladder style central heating radiator / towel warmer, modern tiling

TO THE OUTSIDE:

Large Driveway / Garage



A good sized driveway provides useful off street parking and access to a single detached garage which has power and light.

Corner Plot Gardens



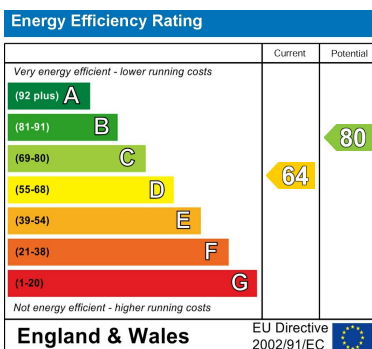
To the front the garden is a good size and is enclosed by a fence with a lawn and planted beds. A garden path leads to the front entrance door / porch. To the rear the garden is well maintained with a lawn and well stocked flowerbeds.

EPC Link:

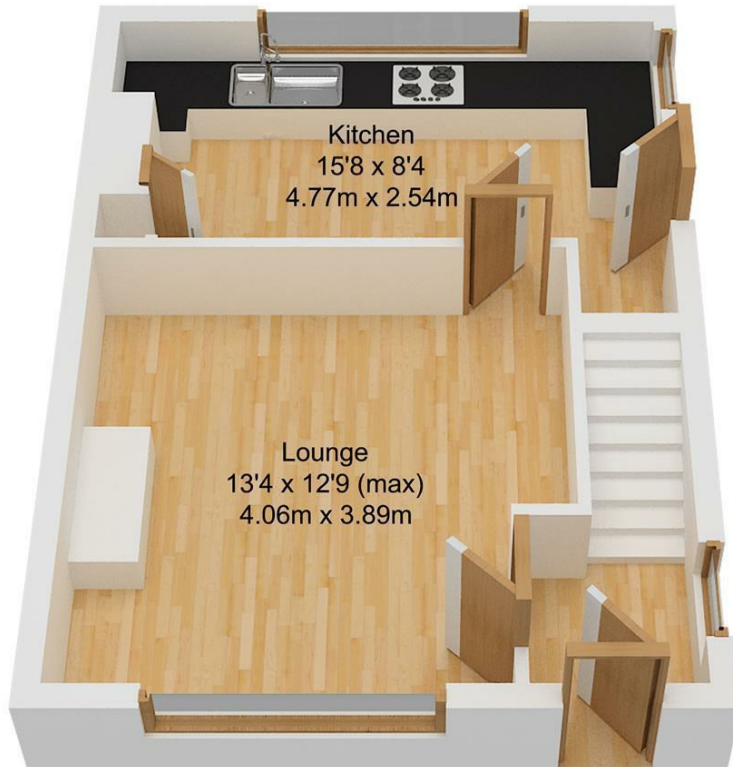
<https://find-energy-certificate.service.gov.uk/energy-certificate/2094-8131-4623-1578-8612>

EPC Rating & Council Tax Band:

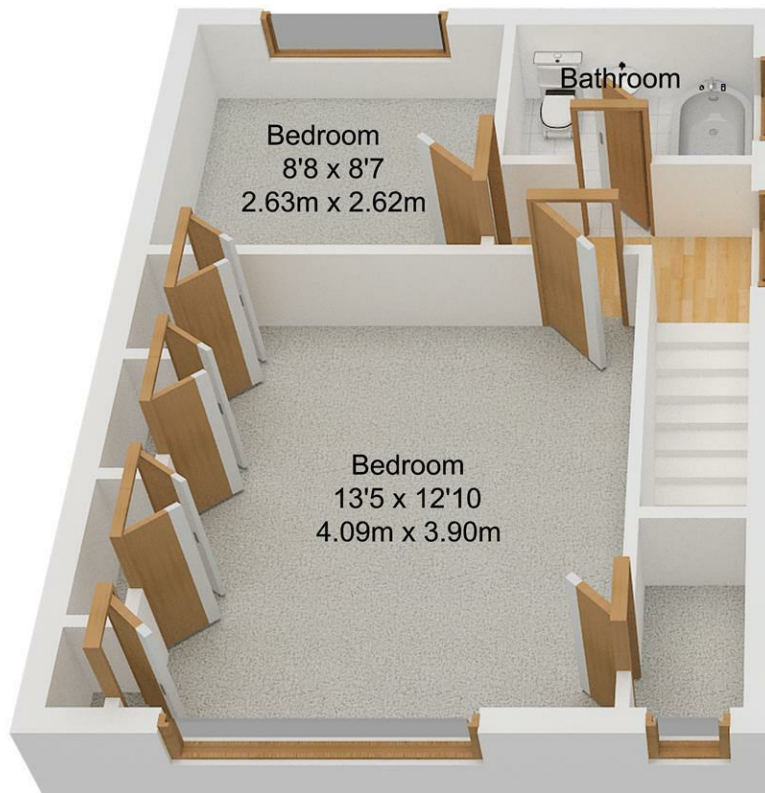
Energy Efficiency Graph



Floor Plan



Ground Floor
Approx. 32.00 sqm.
(344.00 sqft.)



First Floor
Approx. 32.10 sqm.
(345.50 sqft.)