



16 Hill End Crescent Leeds



2 Bedroom House - Semi-Detached £265,000

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

Web Site
www.kathwells.com

email
sales@kathwells.com

16 Hill End Crescent, Upper Armley, Leeds, West Yorkshire, LS12 3PW

GROUND FLOOR:

Fitted Kitchen:



Access via a part glazed front door (leaded windows), double glazed windows, a range of fitted wall, drawer & base units, work surfaces, an inset 1 1/4 bowl sink and drainer, electric hob, electric double oven / grill, external door providing access to the sun room, inset ceiling lights. The fridge / freezer, dishwasher and the automatic washing machine are included in the sale price

Internal Hallway:

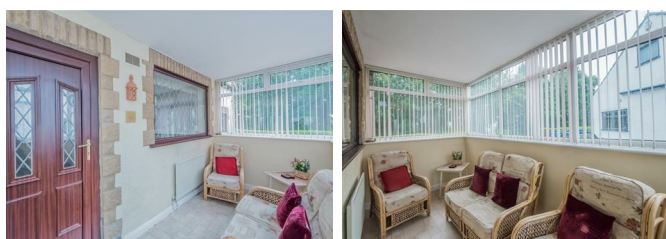
Access to the ground floor accommodation and to the loft room

Living Room:



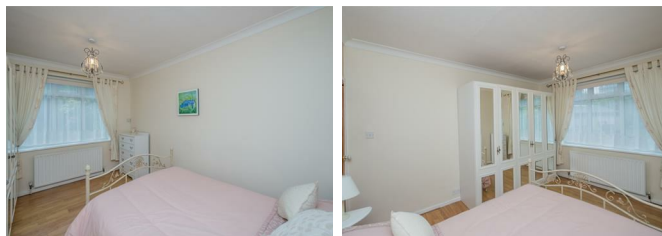
Double glazed bay window, laminated flooring, a fireplace and surround with a living flame fire, central heating radiator

Sun Room:



A double glazed sun room with an external door giving access to the garden

Bedroom One:



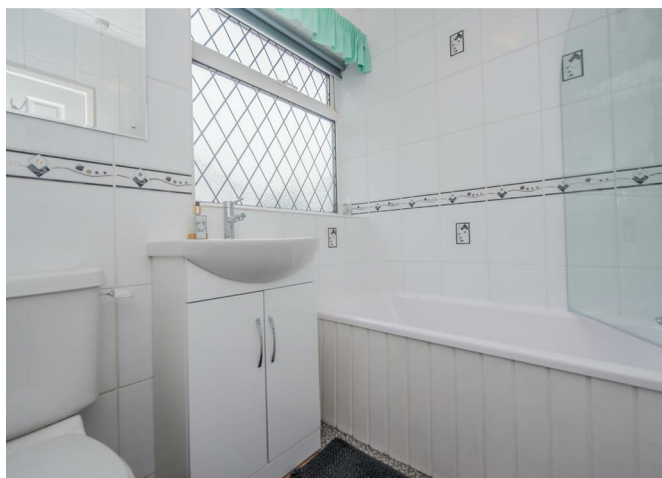
Double glazed window, double glazed French doors opening onto the rear garden, laminated flooring, central heating radiator, (this room is currently used as a dining room)

Bedroom Two:



Double glazed window, central heating radiator, laminated flooring, a range of wardrobes

Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a glazed screen and a plumbed shower, wash basin set into a vanity unit, low flush WC, ladder style central heating radiator / towel warmer, extractor fan

Loft Room:



Accessed via a staircase from the hallway: a good sized space with double glazed windows, laminated flooring, central heating radiators, plastered walls, power & light, a shower room with a WC, shower cubicle and shower, and a wash basin. The current owners have informed us that the loft space was converted to use as a bedroom with an en-suite shower room / WC; it is our understanding that this conversion was done without building regulation approval

TO THE OUTSIDE:



Gardens:



The property has gardens to the front and rear. The front garden is enclosed by a hedge and is mainly low maintenance with some planting to the borders. The rear garden is enclosed and has block-paved, and paved seating areas, planting to the beds, two garden sheds and a further garden area to the rear of the sheds.

Off Street Parking / Single Garage:



A block-paved driveway, with wrought iron gates, provides useful off street parking to the front and side of the property and access to a single detached garage.

EPC Link:

Council Tax Band & EPC Rating

Council Tax Band: C / EPC Rating: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Plan

Ground Floor



First Floor

