



2 Kirkdale Grove Leeds



3 Bedroom House - Semi-Detached £239,995

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

2 Kirkdale Grove, Wortley, Leeds, West Yorkshire, LS12 6AU

GROUND FLOOR:

Hallway:

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

Living Room:



Double glazed window, central heating radiator, media wall with a built in electric fire, semi open to the fitted dining kitchen

Fitted Dining Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, built under electric oven / grill, electric hob, extractor hood, an inset stainless steel sink and drainer, plumbing for an automatic washing machine, space for a fridge / freezer, a part glazed external door giving access to the garden, dining area with ample space for a table and chairs, double glazed French doors opening onto the rear garden, central heating radiator, laminated flooring, television point

FIRST FLOOR:

Landing:

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

Bedroom One:



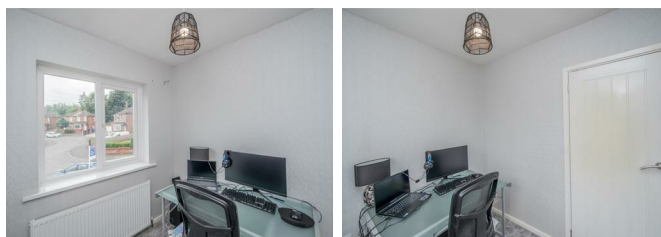
Double glazed window, central heating radiator, television point

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator

Shower Room / WC:



Double glazed windows, a modern suite comprising of a large walk-in shower area with a glazed side screen and shower, wash basin set into a vanity unit, low flush WC, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:



Gardens:



Gardens to the front and rear. The front garden has an artificial lawn. The rear garden has a lawn, a paved patio / seating area, external lighting, external power points, and an outside tap

Off Street Parking / Single Garage:



A driveway provides useful off street parking for several family sized cars and access to a single garage

EPC Link:

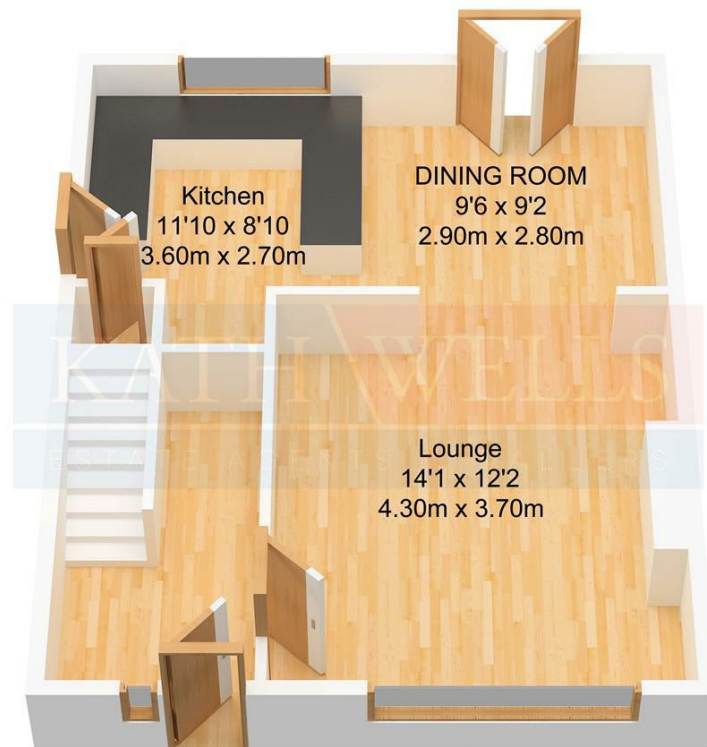
<https://find-energy-certificate.service.gov.uk/energy-certificate/0334-2823-7052-9196-1241>

Council Tax Band & EPC Rating:

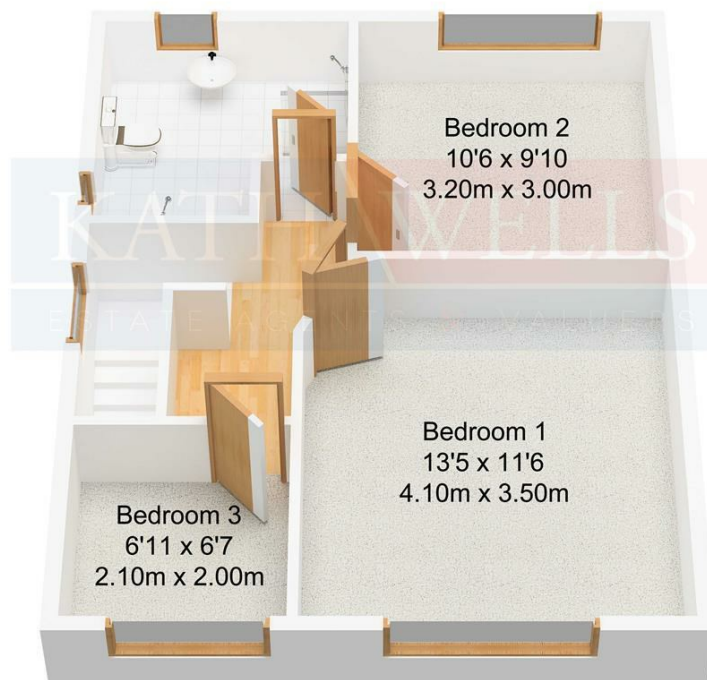
Council Tax Band: B / EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		65	
(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	

Floor Plan



Ground Floor
Approx. 38.90 sqm.
(418.00 sqft.)



First Floor
Approx. 39.40 sqm.
(424.00 sqft.)