



## 4 Gotts Park Crescent Leeds



### 3 Bedroom House - Semi-Detached £255,000

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
Tel: 0113 231 1033  
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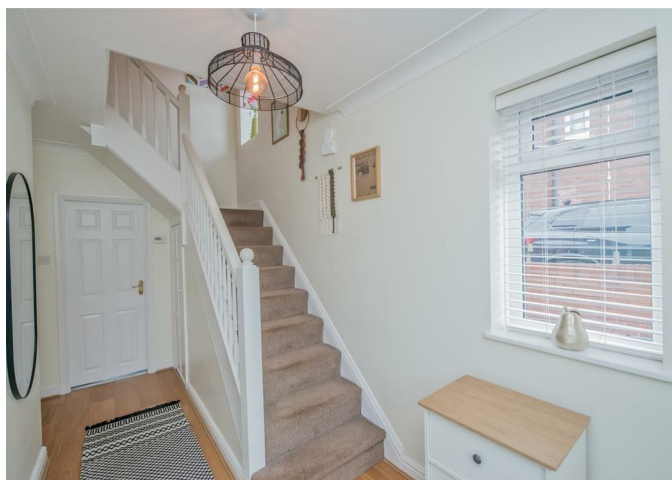
Web Site  
[www.kathwells.com](http://www.kathwells.com)

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

# 4 Gotts Park Crescent, Upper Armley, Leeds, West Yorkshire, LS12 2RP

## GROUND FLOOR:

### Hallway:



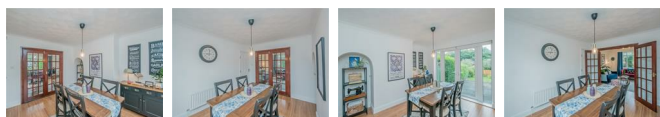
Access via a part glazed front entrance door, meter cupboard, stairs rising to the first floor, double glazed window, under-stairs storage cupboard, central heating radiator

### Living Room:



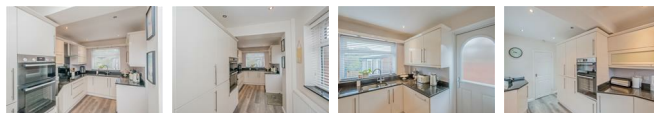
Double glazed window, granite fire surround and hearth with an inset living flame fire (inset lights to fireplace), central heating radiator, television and Internet points

### Dining Room:



Glazed double doors to the living room, double glazed French doors opening onto the rear garden, laminated flooring, central heating radiator

## Fitted Kitchen:



Double glazed windows to the side and rear elevations, a modern range of fitted wall, drawer & base units, granite work surfaces, a range of integral kitchen appliances (BOSCH double oven / grill, BOSCH induction hob, extractor hood, fridge / freezer, automatic washing machine, dishwasher), an inset sink and drainer, inset ceiling lights, a part glazed external door giving access to the side of the property

## FIRST FLOOR:

### Landing:

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

### Bedroom One:



Double glazed window, central heating radiator, a range of fitted wardrobes / storage & bedroom furniture

### Bedroom Two:



Double glazed window, central heating radiator, a range of fitted wardrobes

### Bedroom Three:



A larger than average single bedroom, double glazed window, central heating radiator

**Bathroom / WC:**



Double glazed window, a modern four piece suite comprising of a corner bath, a glazed shower cubicle with a plumbed shower, low flush WC, wash basin, ladder style central heating radiator / towel warmer, inset ceiling lights, fully tiled walls

**TO THE OUTSIDE:**

**Gardens:**



The front garden is enclosed by a low wall / hedge, and has a lawn and planted borders. The rear garden is a good size and has hedge borders, a paved patio / seating area, a lawn, a garden shed and an outside tap.

**Garden Room / Home Office:**



A brick built garden room with double glazed windows, power and light; this room is currently used as a 'crafting room' but could be used as a home office.

**Off Street Parking:**



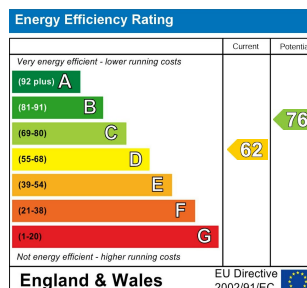
A gated driveway provides useful off street parking for three family cars

**Council Tax Band / EPC Rating:**

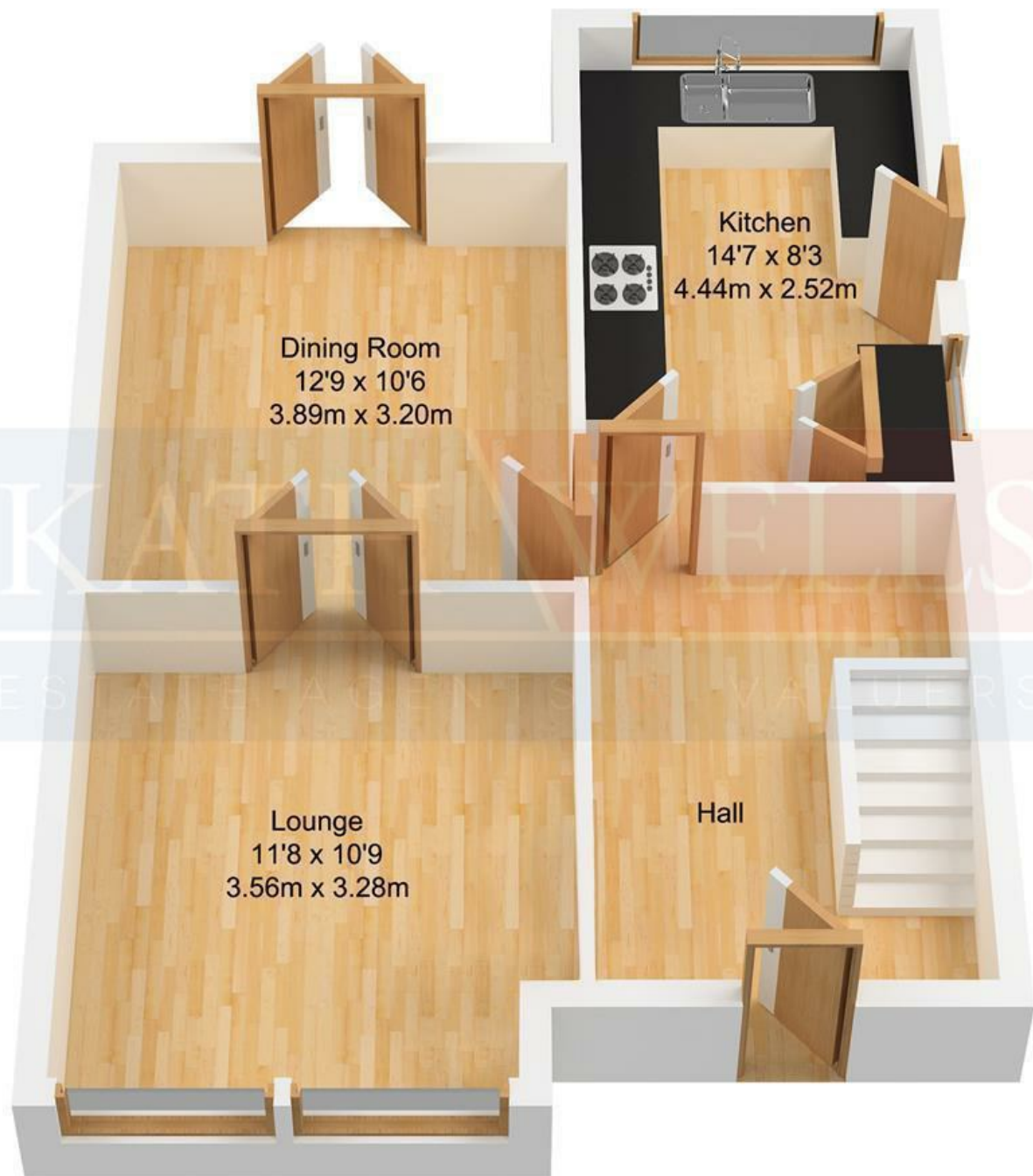
Council Tax Band: B / EPC Rating: D

**EPC Link:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/8805-1297-7122-8977-1303>



## Floor Plan



Ground Floor  
Approx. 52.29 sqm.  
(562.84 sqft.)