



20 Kirkdale Terrace, Leeds, LS12 6BA

Offers In The Region Of £225,000

A spacious CHAIN FREE THREE BEDROOM SEMI DETACHED situated amidst similar style property in a popular residential area of Wortley. The accommodation has been MODERNISED TO A GOOD STANDARD and benefits from DOUBLE GLAZING, GAS CENTRAL HEATING, and OFF STREET PARKING.

Briefly throughout and to the ground floor the accommodation comprises of a HALLWAY with stairs rising to the first floor, a good sized FITTED KITCHEN with an ample range of cabinets, an integral fridge, and space for a dining table and chairs, a UTILITY AREA with plumbing for an automatic washing machine and space for a tumble dryer, and a spacious LIVING ROOM with ample space for a range of living room furniture.

To the first floor there is are TWO DOUBLE BEDROOMS, a further SINGLE BEDROOM, and a BATHROOM / WC with a modern white suite and a plumbed shower over the bath.

Externally there is a low maintenance front garden, and an enclosed rear garden with a low maintenance seating area. A DETACHED SINGLE GARAGE has been converted to provide a useful storage space. A GOOD SIZED GATED DRIVEWAY provides useful OFF STREET PARKING for several family cars and access to a CARPORT.

GROUND FLOOR:

Hallway:

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

Living Room:



Double glazed window, television point, a fireplace and hearth with a living flame coal effect fire, laminated flooring

Fitted Dining Kitchen & Utility Area:



Double glazed window, external door giving access to the garden, a range of fitted wall, drawer & base units, wood work surfaces, an inset 1 1/4 bowl sink and drainer, a free-standing oven / cooker with an extractor above, integral fridge, inset ceiling lighting, laminated flooring, utility area with plumbing for an automatic washing machine and space for a tumble dryer, ample space for a dining table and chairs, vertical modern central heating radiator

FIRST FLOOR:

Landing:

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

Bedroom One:



Double glazed window, central heating radiator, television point, laminated flooring

Bedroom Two:



Double glazed window, central heating radiator, stripped floorboards, access to the loft space, built in storage cupboards

Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a modern recently fitted white suite comprising of a panelled bath with central taps, a glazed side screen and a plumbed shower above, wash basin set into a vanity unit, low flush WC, a modern vertical central heating radiator

TO THE OUTSIDE:

Gardens:



The front garden is enclosed by a low wall and mainly low maintenance. The rear garden is enclosed and low maintenance with seating areas and an outside tap.

Off Street Parking / Single Garage / Carport:



A gated driveway provides useful off street parking for several cars. A covered carport provides additional parking. The single garage has been converted to a storage garage.

EPC Link:

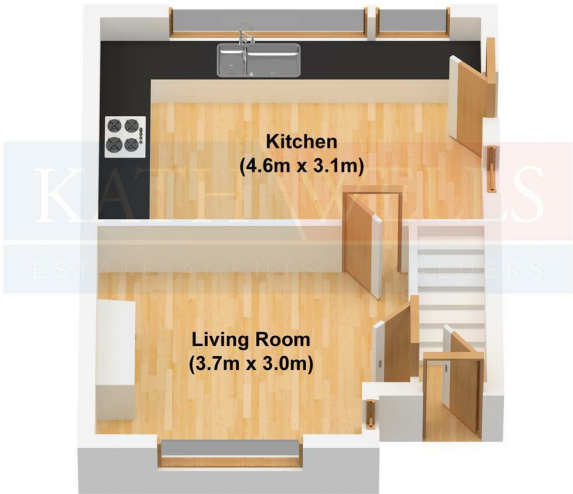
<https://find-energy-certificate.service.gov.uk/energy-certificate/0978-0207-1905-1214-2604>

Council Tax Band / EPC Rating:

Council Tax Band: B / EPC Rating: D

Floor Plan

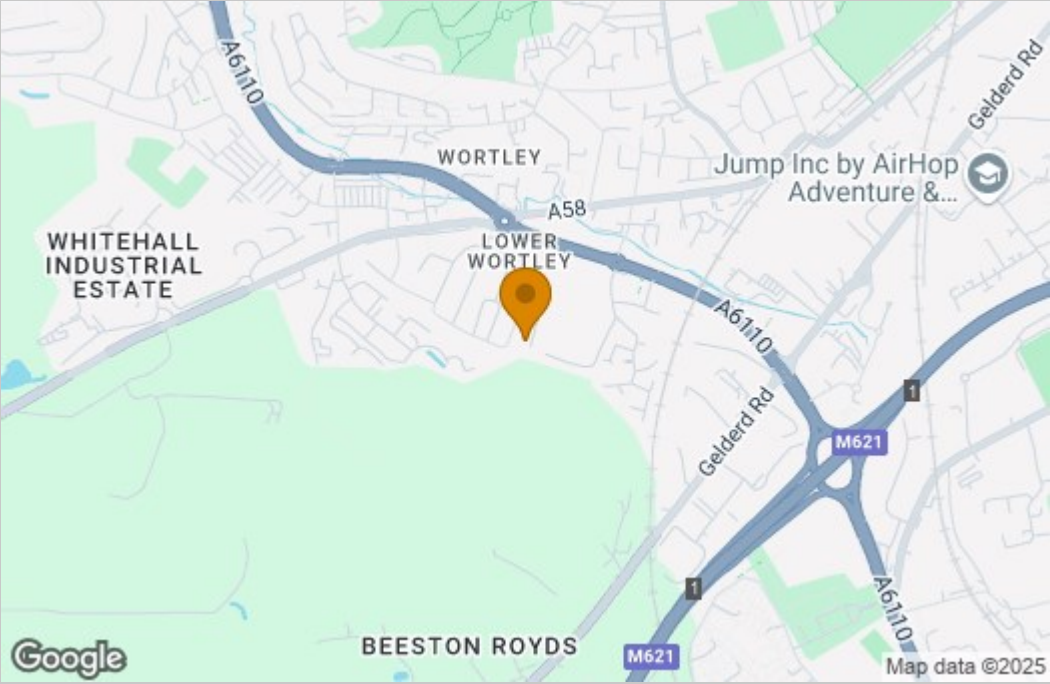
Ground Floor



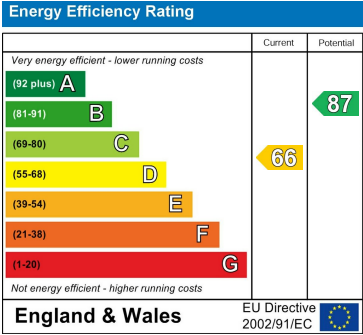
First Floor



Area Map



Energy Efficiency Graph



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