



26 Maple Croft Leeds



4 Bedroom House - Detached £449,995

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26 Maple Croft, New Farnley, Leeds, West Yorkshire, LS12 5RU

GROUND FLOOR:

Hallway:



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

Cloakroom / WC:



Double glazed window, a white suite comprising of a low flush WC, wash basin, central heating radiator

Living Room:



Double glazed window, a fireplace and hearth with an inset living flame coal effect fire, television point, central heating radiator, double doors through to the dining room

Dining Room:



Double glazed patio doors through to the conservatory, central heating radiator, ample space for a dining table and chairs

Conservatory:



A double glazed conservatory with a dwarf wall, patio doors opening on to the rear garden, laminated flooring

Fitted Breakfast Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, an inset 1 1/4 bowl sink and drainer, an electric double oven / grill, five burner gas hob with an extractor above, glazed display cabinets, integral fridge, plumbing for a dishwasher, space for a dining / breakfast table and chairs, central heating radiator

Utility Room:



A part glazed external door giving access to the garden, built-in cabinets and work surfaces, an inset sink and drainer, plumbing for an automatic washing machine

FIRST FLOOR:

Landing:

Access to the first floor accommodation, access to a part boarded loft space, airing / storage cupboard

Bedroom One:



Double glazed window, central heating radiator

En-suite Shower Room / WC:



Double glazed window, a modern suite comprising of a glazed shower cubicle with shower, a wash basin, low flush WC, ladder style central heating radiator / towel warmer

Bedroom Two:



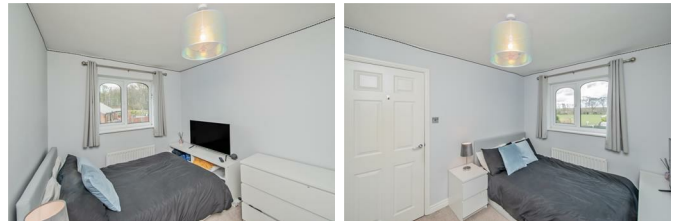
Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator, a range of fitted wardrobes providing useful storage and hanging space

Bedroom Four:



Double glazed window, central heating radiator

Family Bathroom / WC:



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

TO THE OUTSIDE:



Gardens:



The gardens extend to three sides of the property. The front and side gardens are open plan and laid to lawn. The rear garden is a good size, has a sunny aspect, and is mainly laid to lawn with a decked seating area and borders containing a variety of planted shrubs.

Off Street Parking / Integral Single Garage:

A driveway provides useful off street parking and access to a single integral garage. The garage has power, light and internal access through to the hallway.

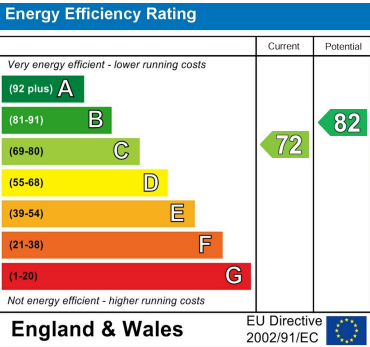
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2060-6127-8050-3206-4791>

Council Tax Band / EPC Rating:

Council Tax Band: E / EPC Rating: C

Energy Efficiency Graph



Ground Floor



First Floor

