



3 Lawns Crescent Leeds



3 Bedroom House - Detached £275,000

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

3 Lawns Crescent, New Farnley, Leeds, West Yorkshire, LS12 5RW

GROUND FLOOR:

Hallway:

Access via a part glazed side entrance door, stairs rising to the first floor

Living Room / Dining Area:



Double glazed bay window, central heating radiator, television point, ample space for a range of living room and dining room furniture

Fitted Dining / Breakfast Kitchen:



Double glazed folding doors opening onto the rear garden / patio area, a modern range of fitted wall, drawer & base units, pull-out larder unit, granite work surfaces, island unit with breakfast bar / dining area, integral kitchen appliances (electric double oven / grill, electric hob, dishwasher, automatic washing machine), American style fridge / freezer, inset ceiling lights, under-stairs storage cupboard / pantry, an inset stainless steel sink and drainer, pelmet lighting, television point

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation, central heating radiator, access to a part boarded loft space

Bedroom One:



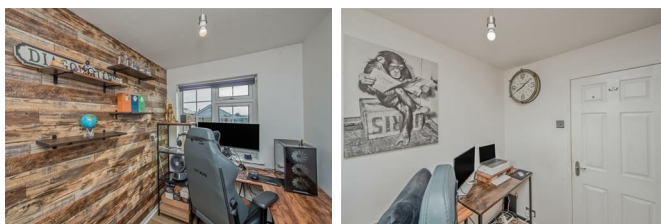
Double glazed window, central heating radiator, built-in / fitted wardrobes

Bedroom Two:



Double glazed window, central heating radiator, fitted wardrobes & drawer units

Bedroom Three:



Double glazed window, central heating radiator, laminated flooring. Currently used as a study / home office

Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled shower bath with a glazed side screen and a plumbed shower (rainfall shower & hand wand), wash basin and WC set into a vanity unit, ladder style central heating radiator / towel warmer, modern floor and wall tiles

TO THE OUTSIDE:

Gardens:



The front garden is open plan. The rear garden has been landscaped and benefits from having decked and paved seating areas, an artificial lawn, external lighting, planted beds, and an outside tap. Bi-Fold doors open from the kitchen area making this an ideal space for entertaining and al-fresco dining.

Off Street Parking:



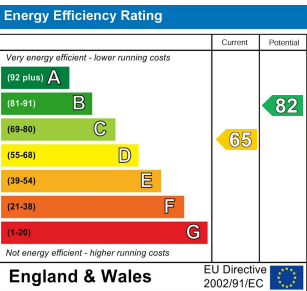
A driveway and hard-standing provide useful off street parking for several family sized cars.

Council Tax Band / EPC Rating:

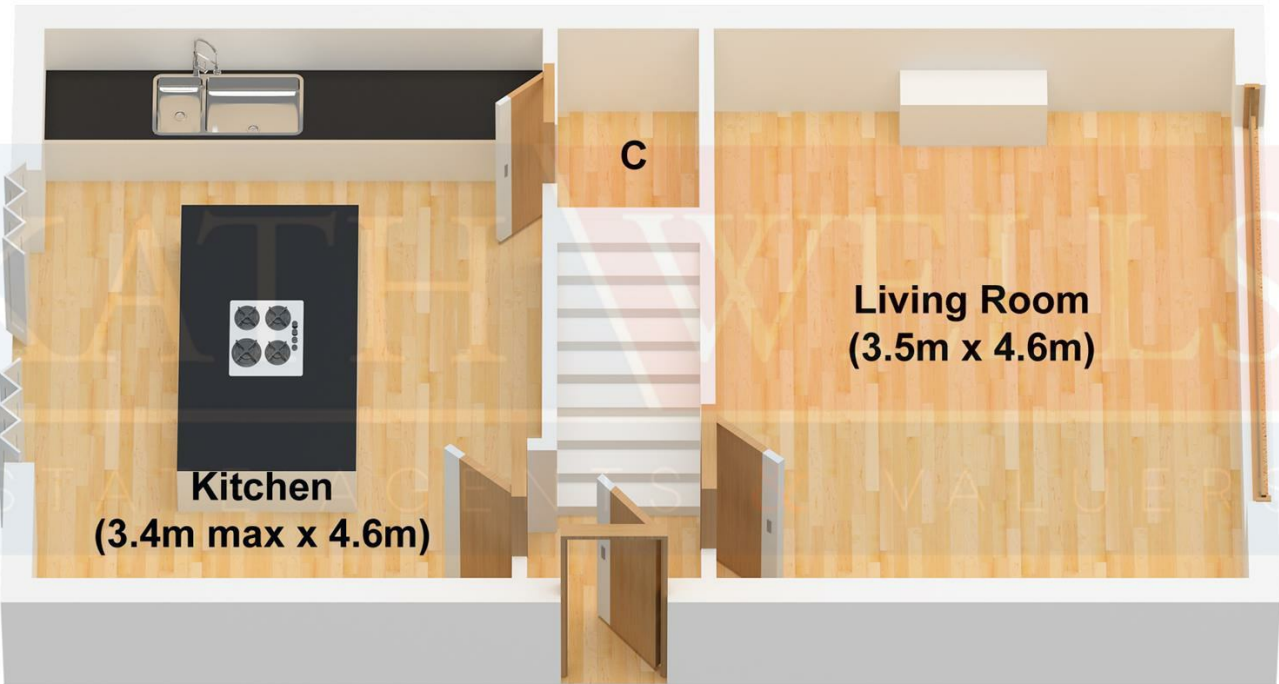
Council Tax Band: C / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9118-3039-7293-5623-9964>



Ground Floor



First Floor

