



## 115 Dixon Lane Leeds



### 3 Bedroom House - Semi-Detached £239,995

69 Lower Wortley Road  
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# 115 Dixon Lane, Leeds, West Yorkshire, LS12 4AA

## GROUND FLOOR:

### Hallway:

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

### Living Room:



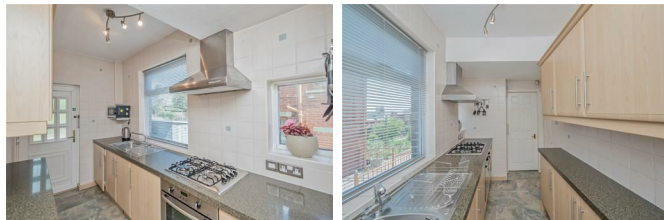
Double glazed window, central heating radiator, television point, a fireplace and hearth with an electric fire

### Dining Room:



Double glazed window, central heating radiator, a fireplace and hearth with a living flame coal effect fire, ample space for dining and living room furniture

## Fitted Kitchen:



Double glazed windows, a part glazed external door giving access to the rear garden, a range of fitted wall, drawer & base units, work surfaces, a stainless steel sink and drainer, gas hob with an extractor above, electric oven / grill, integral automatic washing machine, integral fridge

## 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, a range of fitted wardrobes and bedroom furniture

### Bedroom Two:



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



**Bedroom Three:**



Double glazed window, central heating radiator

**Shower Room:**



Double glazed window, wash basin, a walk-in shower area with a glazed side screen and a plumbed shower, ladder style central heating radiator / towel warmer, storage cupboards

**Separate WC:**



Double glazed window, low flush WC

**TO THE OUTSIDE:**

**Gardens:**



The front garden is a good size and has a lawn and planted beds. The rear garden is large, enclosed by hedging and has two lawns, a seating area / patio, a variety of ornamental shrubs and planting, and an outside tap.

**Detached Garage / Off Street Parking / Driveway:**



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

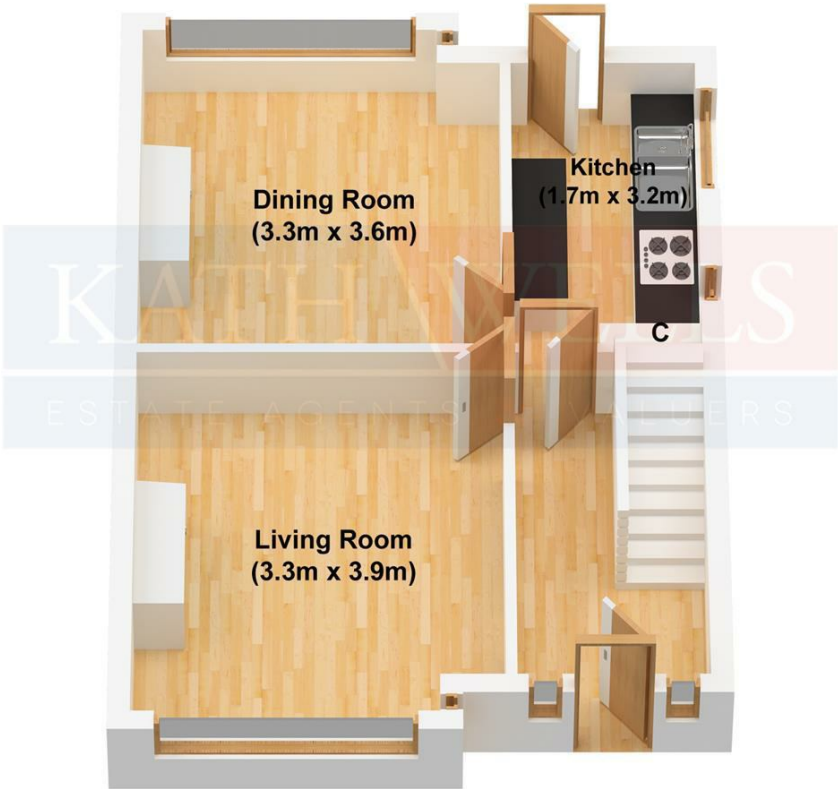
**Council Tax Band & EPC Rating:**

Council Tax Band: C / EPC Rating: tba

**EPC Link:**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor

