



## **20 Gotts Park Avenue Leeds**



### **3 Bedroom House - Semi-Detached £275,000**

69 Lower Wortley Road  
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# 20 Gotts Park Avenue, Leeds, West Yorkshire, LS12 2RW

## GROUND FLOOR:

### Entrance Hallway:

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

### Cloakroom / WC:



Double glazed window, a modern white suite comprising of a low flush WC & wash basin set into a vanity unit

### Open Plan Living Space:



An open plan living area comprising of a Living Room / Family Area, Dining Area, Fitted Kitchen

### Living Room Area:



Double glazed window, central heating radiator, ample space for a range of living room furniture, open plan to the dining area

### Dining Area:



Ample space for a range of dining room furniture / dining table & chairs, central heating radiator, open plan to the living room and kitchen areas

## Fitted Kitchen:



Extended to the rear, double glazed roof window, double glazed window, double glazed French doors opening onto the rear garden, a modern range of fitted wall, drawer & base units, work surfaces, built under electric oven / grill, gas hob, extractor hood, tall fridge, automatic washing machine, an inset sink and drainer, laminated flooring

## FIRST FLOOR:

### Landing:

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

### Bedroom One:



Double glazed window, central heating radiator

### Bedroom Two:



Double glazed window, central heating radiator



Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a glazed side screen and a plumbed shower (rainfall & hand-wand), wash basin, low flush WC, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:



Gardens:



The front garden is enclosed by a hedge and fencing and has two lawns and some planting. The rear garden is enclosed and benefits from having decked and paved patio / seating areas (an ideal space for entertaining), planted beds containing a range of ornamental shrubs and plants.

Off Street Parking / Driveway / Single Garage:



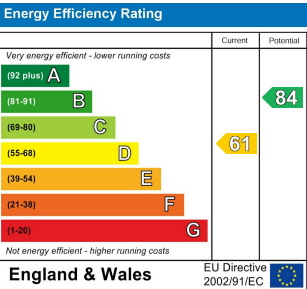
A gated driveway provides useful off street parking for several family sized cars and access to a single garage with an up and over door

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9909-9229-7000-0090-7226>



Floor Plan

Ground Floor



First Floor

