

48 Primrose Crescent Leeds



**3 Bedroom House - Semi-Detached
£210,000**

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

48 Primrose Crescent, Whitkirk, Leeds, West Yorkshire, LS15 7QP

GROUND FLOOR:

Hallway:

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

Living Room:



Double glazed bow window, a tiled fireplace and hearth with a gas fire, central heating radiator, double internal doors through to the dining room

Dining Room:



Double glazed window, central heating radiator

Kitchen:



Double glazed window, an external door giving access to the side of the property, wall, drawer & base units, work surfaces, gas cooker point, space for a fridge / freezer, plumbing for an automatic washing machine, an inset stainless steel sink and drainer, central heating radiator, a pantry with ample storage space and a double glazed window

FIRST FLOOR:

Landing:



Double glazed window, access to the first floor accommodation, access to the loft space, storage / airing cupboard

Bedroom One:



Double glazed bow window, central heating radiator, a range of fitted / built-in bedroom furniture / wardrobes

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator, a good sized single / third bedroom

Bathroom:



Double glazed window, a white suite comprising of a panelled bath & wash basin

Separate WC:



Double glazed window, a white low flush WC

TO THE OUTSIDE:



Gardens:



The front garden is enclosed by a low wall & fencing, and has planted beds containing a variety of shrubs and plants. The rear garden is a good size, enclosed by fencing and has two lawns, seating areas, an outside tap, and an external power point. Under-house storage can be accessed from the side of the property

Off Street Parking / Driveway / Single Detached Garage:

A driveway provides useful off street parking for several family sized cars and access to a single detached garage which in turn provides additional parking and storage.

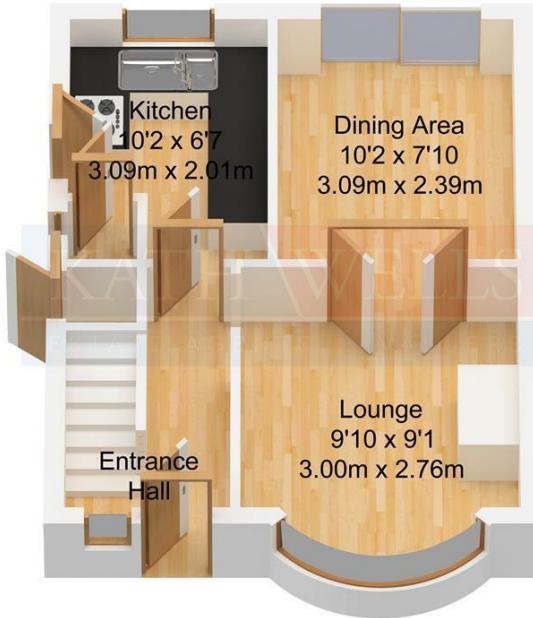
EPC Link:

Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: tba

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

Floor Plan



Ground Floor
Approx. 28.55 sqm.
(307.30 sqft.)



First Floor
Approx. 28.55 sqm.
(307.30 sqft.)