



55 Gotts Park Avenue Leeds



3 Bedroom House - Semi-Detached £235,000

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

55 Gotts Park Avenue, Armley, Leeds, West Yorkshire, LS12 2RW

GROUND FLOOR:

Entrance Hallway:

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

Living Room:



Double glazed bay window, central heating radiator, television point, fireplace and hearth with an inset living flame coal effect fire

Dining Room:



Double glazed patio doors opening onto the rear garden, central heating radiator, inset coal effect living flame gas fire, ample space for dining furniture

Fitted Kitchen:



Part glazed external door giving access to the side garden, double glazed window, a range of built in wall, drawer & base units, work surfaces, electric double oven / grill, extractor hood, inset sink and drainer, plumbing for an automatic washing machine, space for a fridge / freezer, pantry with double glazed window

FIRST FLOOR:

Landing:

Double glazed window, access to first floor accommodation, access to loft via pull down ladder

Bedroom One:



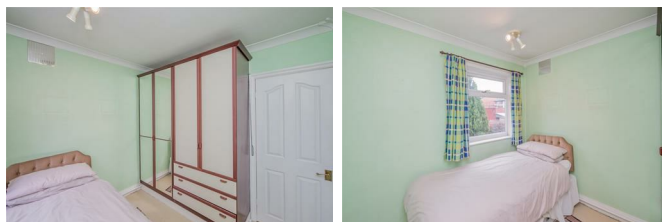
Double glazed bay window, central heating radiator, a range of fitted wardrobes providing useful storage and hanging space, laminated flooring

Bedroom Two:



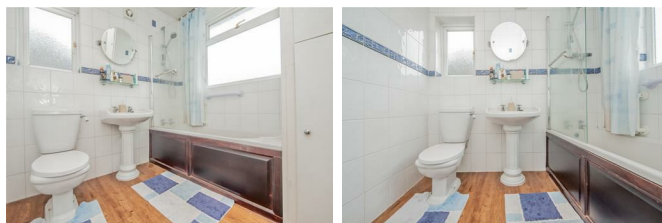
Double glazed window, central heating radiator, a range of built in wardrobes providing useful storage and hanging space, laminated flooring

Bedroom Three:



Double glazed window, central heating radiator, fitted wardrobe

Bathroom / WC:



Double glazed windows, a white suite comprising of a panelled bath with a plumbed shower above and a glazed side screen, wash basin, low flush WC, central heating radiator, extractor fan, storage cupboard

TO THE OUTSIDE:



Gardens:



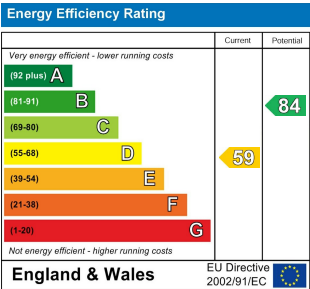
The front garden is enclosed by hedging and a low wall with a wrought iron fence and is mainly laid to lawn with some planting. The rear garden is enclosed by fencing and hedging and benefits from having a paved patio / seating area, a large lawn, an outside tap, a greenhouse and a garden shed

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0100-0295-8002-0023-7202>



Ground Floor



First Floor

