

**25 Cliffe Park Drive
Leeds**



**2 Bedroom House - Terraced
£169,995**

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

25 Cliffe Park Drive, Wortley, Leeds, West Yorkshire, LS12 4XG

GROUND FLOOR:

Entrance Vestibule

Access via a front entrance door

Living Room:



Double glazed window, central heating radiator, fireplace and hearth with an inset electric fire, laminated flooring, television point, stairs rising to the first floor, under-stairs storage cupboard

Fitted Dining Kitchen:



Double glazed window, part glazed rear door giving access to the rear garden, a range of fitted wall, drawer & base units, work surfaces, four burner electric hob with extractor fan above, built-under electric oven / grill, space for fridge freezer, plumbing for automatic washing machine, an inset sink and drainer, space for dining table and chairs, central heating radiator, inset ceiling lights

FIRST FLOOR:

Landing:

Access to an insulated loft space, access to first floor accommodation

Bedroom One:



Double glazed window, central heating radiator

Bedroom Two:



Double glazed window, central heating radiator

Bathroom / WC:



A modern suite comprising of a panelled corner-bath with a shower above & a glazed side screen, wash basin, low flush WC, central heating radiator, large storage cupboard

TO THE OUTSIDE:



Gardens:



The rear garden is paved, tiered and mainly low maintenance with a paved seating area.

Off Street Parking / Driveway:

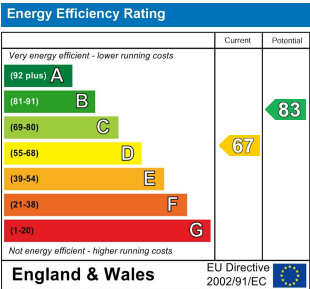
The front garden is mainly paved providing useful off street parking

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/3720-2285-0272-3001-0563>

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D



Ground Floor



First Floor

