



4 Dixon Court Leeds



4 Bedroom House - Detached £410,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
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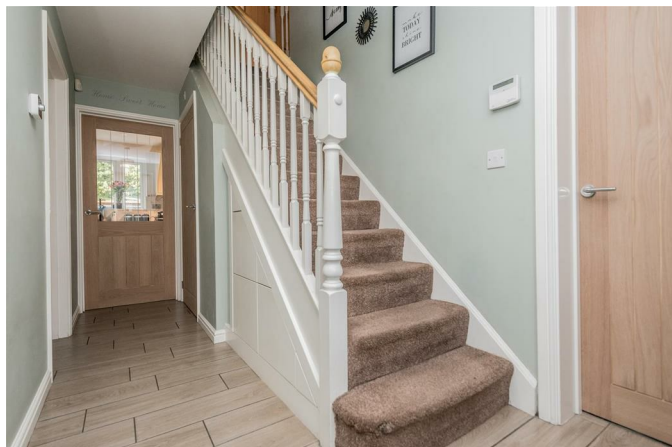
Web Site
www.kathwells.com

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4 Dixon Court, Farnley, Leeds, West Yorkshire, LS12 6HP

GROUND FLOOR:

Hallway:



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

Office / Playroom:



Double glazed window, central heating radiator. A versatile space which could be used as a home office / playroom / dining room

Cloakroom / WC:

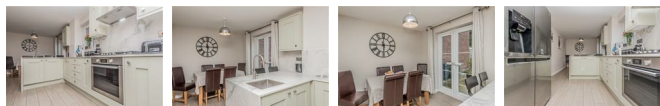
A modern suite comprising of a low flush WC, wash basin, central heating radiator

Living Room:



Double glazed window, central heating radiator, television point, ample space for living room furniture

Fitted Dining Kitchen:



Double glazed window, double glazed French doors opening onto the rear garden, a modern range of wall, drawer & base units, work surfaces, breakfast bar, inset sink & drainer, integrated kitchen appliances (built under electric oven / grill, gas hob, extractor hood) space for an American style fridge / freezer, central heating radiator, ample space for a dining room table and chairs, access to a large storage room

Utility Room:



Part glazed rear door opening onto the rear garden,, a range of fitted base and wall units, work surfaces, plumbing for an automatic washing machine, central heating radiator

FIRST FLOOR:

Landing:

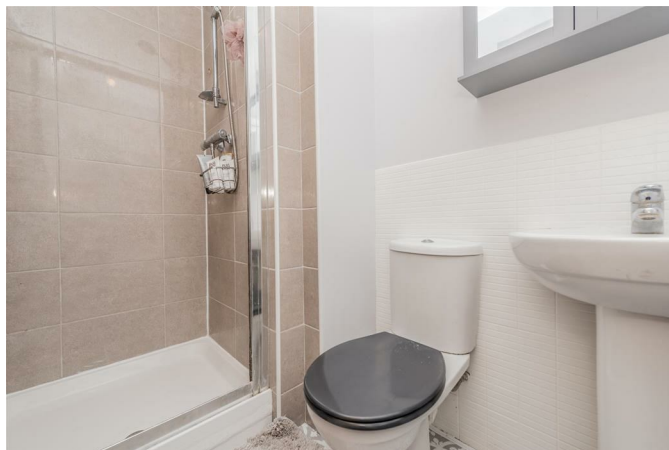
Access to first floor accommodation, access to part boarded loft space via a pull down loft ladder

Bedroom One:



Double glazed window, television point, built in wardrobes, central heating radiator

En-suite Shower Room/ WC:



Double glazed window, a modern suite comprising of a shower cubicle with a plumed shower, low flush WC, wash basin, central heating radiator

Bedroom Two:



Double glazed window, central heating radiator, good sized double bedroom

Bedroom Three:



Double glazed window, built in wardrobes / storage cupboards, central heating radiator

Bedroom Four:



Double glazed window, central heating radiator

Family Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a plumed shower above and a glazed side screen, low flush WC, wash basin, ladder style central heating radiator

TO THE OUTSIDE:



Gardens:



The front garden is open plan and low maintenance. The rear garden is enclosed by fencing, a good size and is mainly laid to lawn, and has a paved patio which provides a useful space for outdoor furniture, low maintenance areas with raised beds, flower beds, an outside tap, and external lighting

Garden Room:



A garden room with a decked patio can be found at the end of the garden. This space is currently used as a bar but could easily be used as a home office.

Off Street Parking / Driveway:



A good sized driveway provides useful off street parking for two cars

EPC Link:

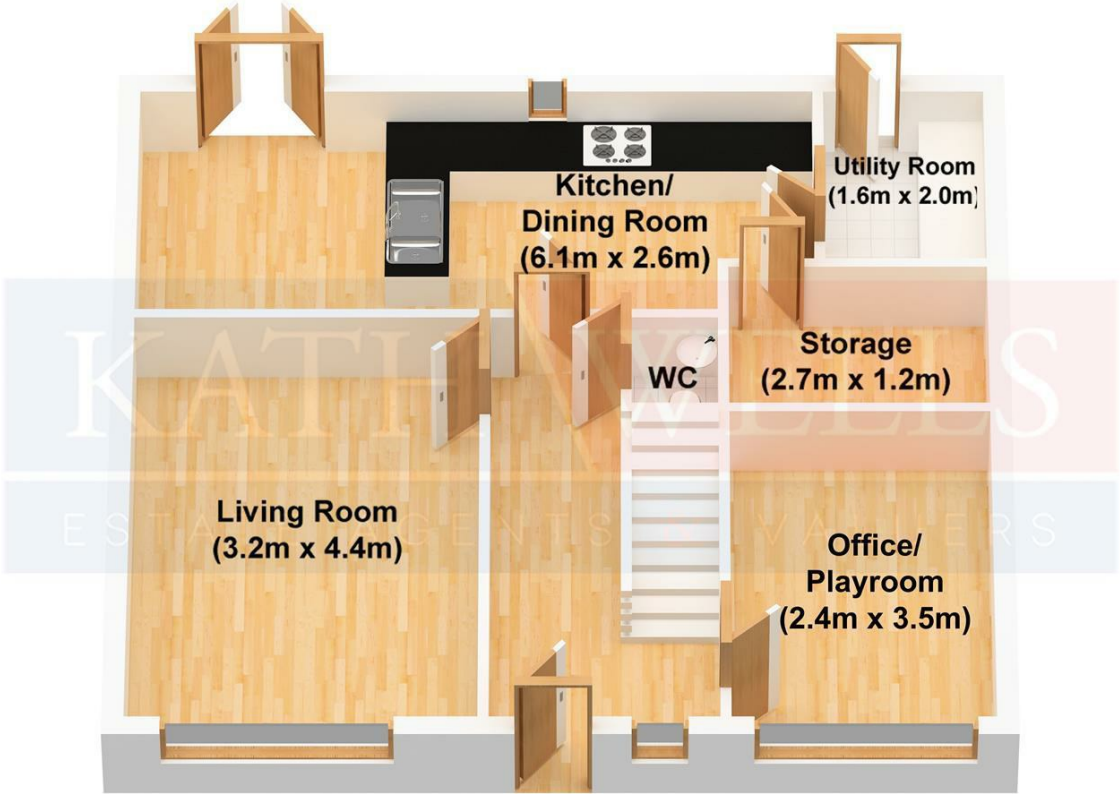
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Council Tax Band & EPC Rating:

Council Tax Band: D / EPC Rating: C

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		

Ground Floor



First Floor

