



26 Cliffe Park Drive Leeds



3 Bedroom House - Townhouse £195,000

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

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

GROUND FLOOR:

Entrance Hallway:

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

Open Plan Living Space:



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

Living Room Area:

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

Dining Area:

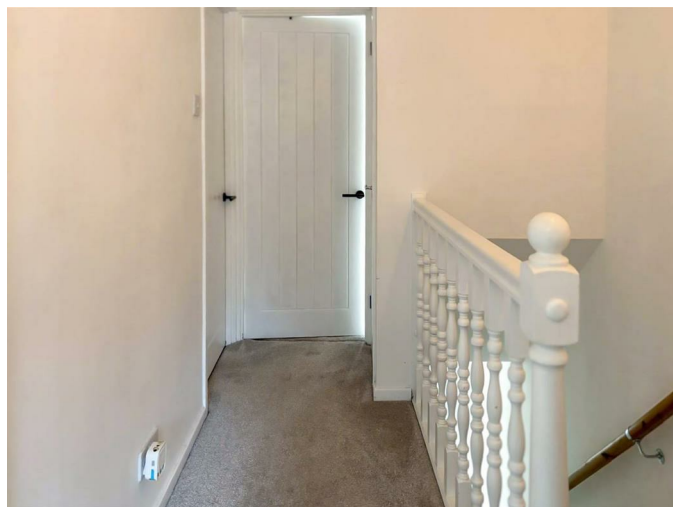
Ample space for a range of dining room furniture / dining table & chairs, open plan to the living room and kitchen areas

Fitted Kitchen:

Double glazed window, part glazed rear door opening onto the rear garden, a range of modern fitted wall, drawer & base units, work surfaces, electric cooking point with extractor above, an inset sink and drainer, plumbing for an automatic washing machine, space for a fridge / freezer, large storage area / cupboard

FIRST FLOOR:

Landing:



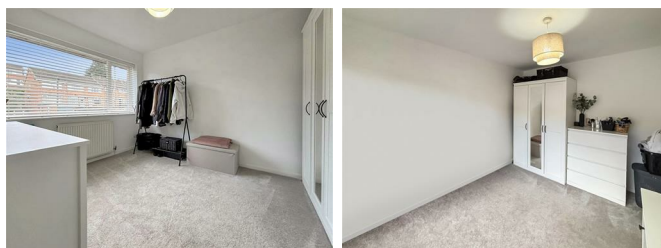
Access to the first floor accommodation, access to a fully boarded loft space via a pull down loft ladder

Bedroom One:



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

Bedroom Two:



Double glazed window, central heating radiator, ample space for a range of bedroom furniture

Bedroom Three:



Double glazed window, central heating radiator, a large single bedroom

Bathroom / WC:

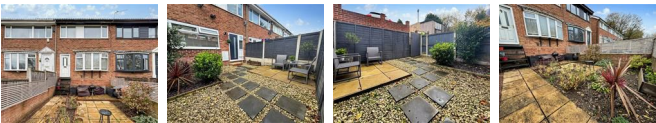


Double glazed window, a white suite comprising of a panelled bath with a plumed shower above, a low flush WC, wash basin, ladder style central heating radiator

TO THE OUTSIDE:



Gardens:



The front garden is part paved and is enclosed and also has an outdoor tap. The rear garden also has an outdoor tap and is low maintenance and fully enclosed

Off street parking / Driveway:



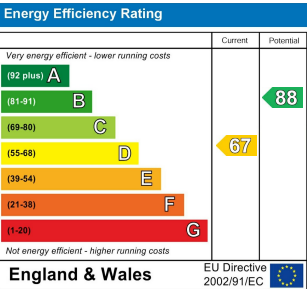
A driveway provides useful off street parking

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0152-2857-7399-9608-1525>

Council Tax Band / EPC Rating:

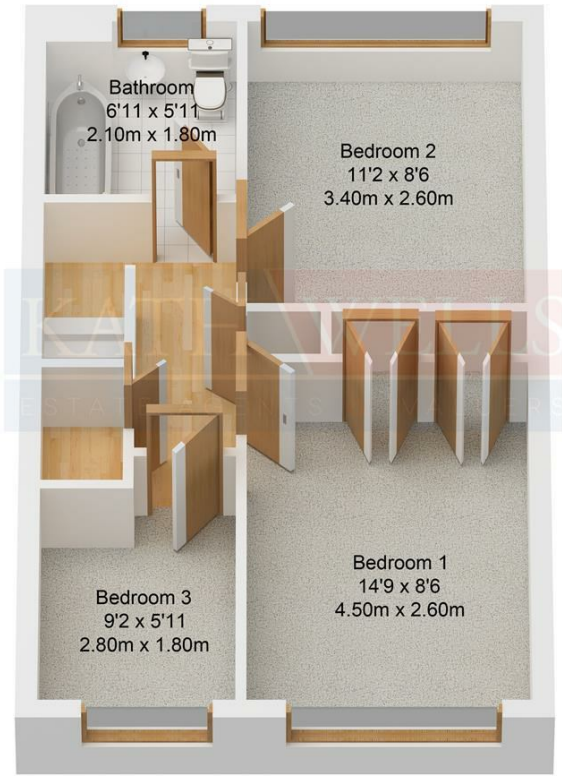
Council Tax Band: B / EPC Rating: D



Floor Plan



Ground Floor
Approx. 36.00 sqm.
(387.50 sqft.)



First Floor
Approx. 36.00 sqm.
(387.50 sqft.)