



25 Lynwood Crescent Leeds



3 Bedroom House - Semi-Detached £334,995

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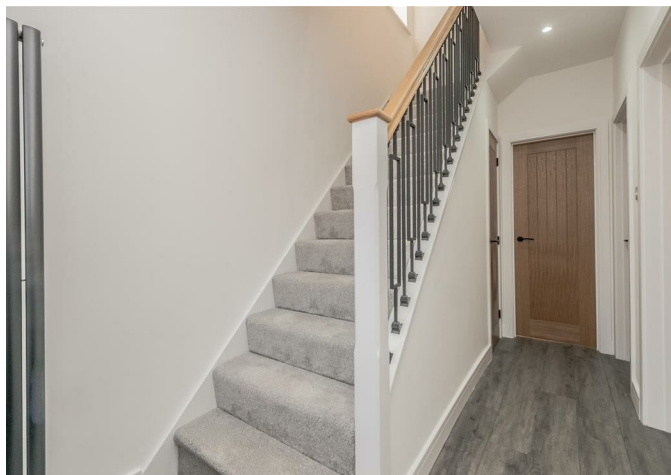
Web Site
www.kathwells.com

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25 Lynwood Crescent, Wortley, Leeds, West Yorkshire, LS12 4AT

GROUNG FLOOR:

Entrance Hallway:



Access via a newly fitted composite front door, stairs rising to the first floor, a modern wrought iron balustrade, vertical central heating radiator

Living Room:



A good sized living room, double glazed window, central heating radiator, ample space for a range of living room furniture

Extended Fitted Dining Kitchen:



An extended fitted dining kitchen with a luxury range of fitted cabinets, quartz work surfaces, an island unit / breakfast bar, integral kitchen appliances (electric double oven / grill, induction hob, extractor, fridge / freezer, dishwasher), a large family area with space for a range of seating and dining room furniture, double glazed bi-fold doors opening onto the rear garden, modern vertical central heating radiators

Utility Store Room:

Plumbing for an automatic washing machine, ample storage space

Downstairs Cloakroom / WC:



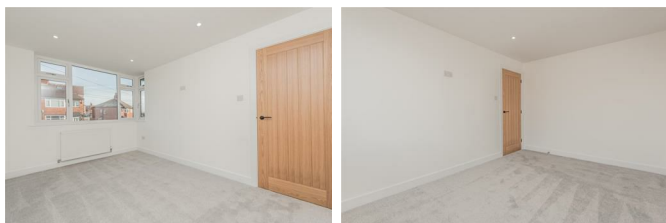
Double glazed window, a modern white suite comprising of a low flush WC, wash basin set into a vanity unit, central heating radiator

FIRST FLOOR:

Landing:

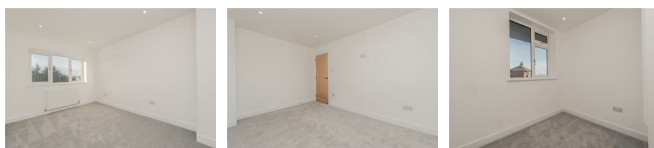
Access to the first floor accommodation, access to the loft space via a pull down loft ladder

Bedroom One:



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

Bedroom Two:



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

Bedroom Three:



A good sized single bedroom, double glazed window, central heating radiator

Luxury Four Piece Bathroom & Shower / WC:



Double glazed window, a luxury modern suite comprising of a walk-in shower area with glazed side screens and a plumbed shower, wash basin set into a vanity unit, free standing roll-top bath, low flush WC, modern central heating radiator / towel warmer, modern tiling

TO THE OUTSIDE:



Drive / Detached Garage :



A driveway provides useful off street parking and access to a detached single garage which in turn provides additional parking / storage

Gardens:



The front garden is partly enclosed and mainly low maintenance. The rear garden is a good size, enclosed by fencing and has a decked seating area, a large lawn, external power points and external lighting

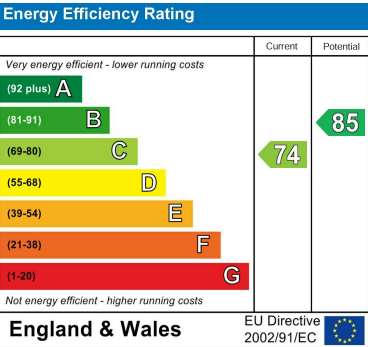
EPC Link

<https://find-energy-certificate.service.gov.uk/energy-certificate/2020-4019-6050-9291-6721>

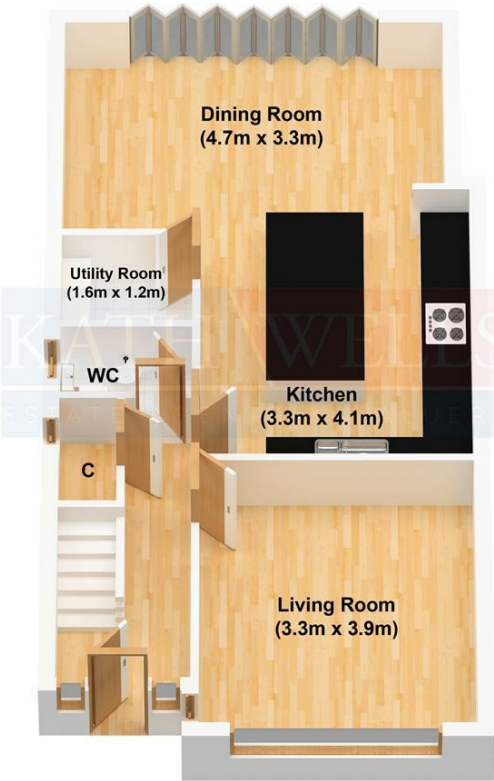
Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: C

Energy Efficiency Graph



Ground Floor



First Floor

