



5 Layton Park Croft Leeds



2 Bedroom Bungalow - Semi Detached £279,995

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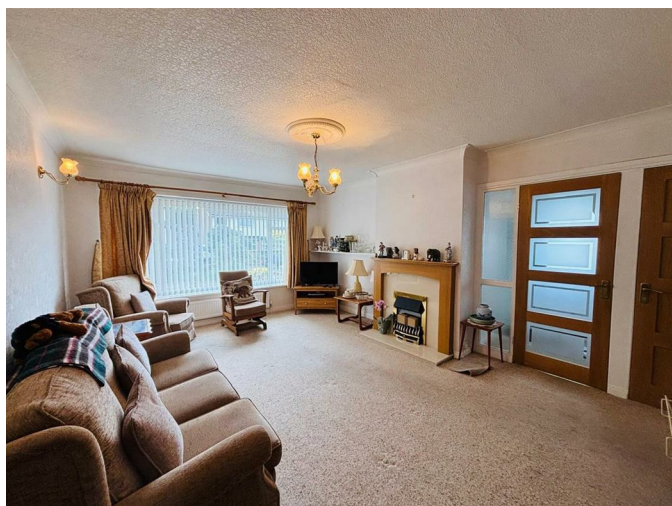
5 Layton Park Croft, Rawdon, Leeds, West Yorkshire, LS19 6PN

GROUND FLOOR:

Entrance Hallway:

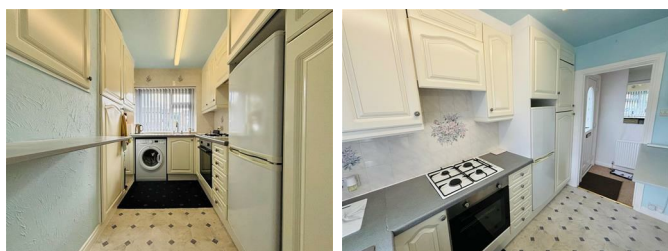
Access via a part glazed composite side entrance door, access to the accommodation, access to a loft space, central heating radiator

Dining / Living Room:



Double glazed window, fire place and hearth with an electric fire, storage cupboard, ceiling coving, ample space for a range of living & dining room furniture, two central heating radiators

Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas hob, built under oven / grill, extractor hood above, an inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer

Conservatory:



Access to the rear via double glazed French doors, ceiling fan & light,

Inner Hallway:

Access to all rooms

Bedroom One:



Double glazed window, double glazed door to the conservatory, fitted wardrobes, central heating radiator

Bedroom Two:



Double glazed window, fitted wardrobes, central heating radiator

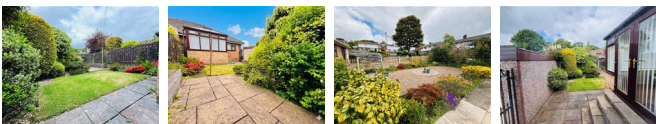
Shower Room / WC:



Double glazed window, glazed shower cubicle with a shower above, low flush WC, wash basin set into a vanity unit, central heating radiator / towel warmer

TO THE OUTSIDE:

Gardens:



The rear garden comprises of a lawn & patio, as well as being fully enclosed. The front garden is mainly low maintenance and provides access to the driveway.

Off Street Parking / Driveway / Single Garage:



A driveway provides useful off street parking for three to four cars. There is also a SINGLE GARAGE with additional parking & a good outside storage space.

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0953-0207-0706-9821-2800>

Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Floor Plan

