



24 Thornhill Croft Leeds



2 Bedroom Bungalow - Semi Detached £195,000

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GROUND FLOOR:

Entrance Vestibule / Porch:

Access via a part glazed front entrance door, central heating radiator

Living Room / Dining Room:



Double glazed window, fire place & hearth, central heating radiator, ample space for a range of living & dining room furniture

Fitted Kitchen:



Double glazed window, part glazed side door giving access to the rear garden, a range of fitted wall, drawer & base units, work surfaces, an electric hob with an extractor fan above, eye level oven / grill, inset sink & drainer, plumbing for an automatic washing machine, integral fridge / freezer

Inner Hallway:

Access to a loft space, large storage cupboard

Bedroom One:



Double glazed window, central heating radiator, built in wardrobes, has been opened up with the second bedroom to create one larger bedroom but can easily be converted back.

Bedroom Two:



Double glazed window, central heating radiator, has been opened up with the first bedroom to create one larger bedroom but can easily be converted back.

Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with an electric shower above, low flush WC, a wash basin set into a vanity unit, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:

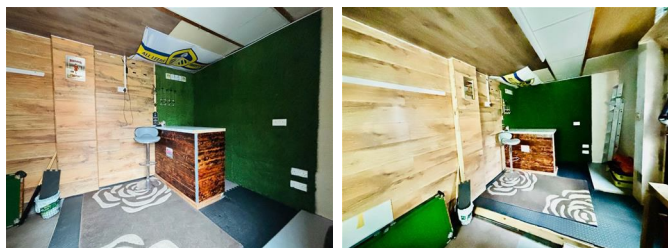
The rear garden is a great size and comprises of a paved patio / seating area, as well as a good sized lawn & is fully enclosed. The front garden is low maintenance.

Gardens:



A good size Rear Garden / Patio area. well stocked beds with a large corner plot. Outside Tap. Enclosed and Private.

Conversion / Off Street Parking / Single Garage:



A shared driveway provides useful off street parking for two cars & a single garage which has been converted into a bar / leisure area and has power and lighting but can easily be converted back into the original garage

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2121-1698-1215-1631-2050>

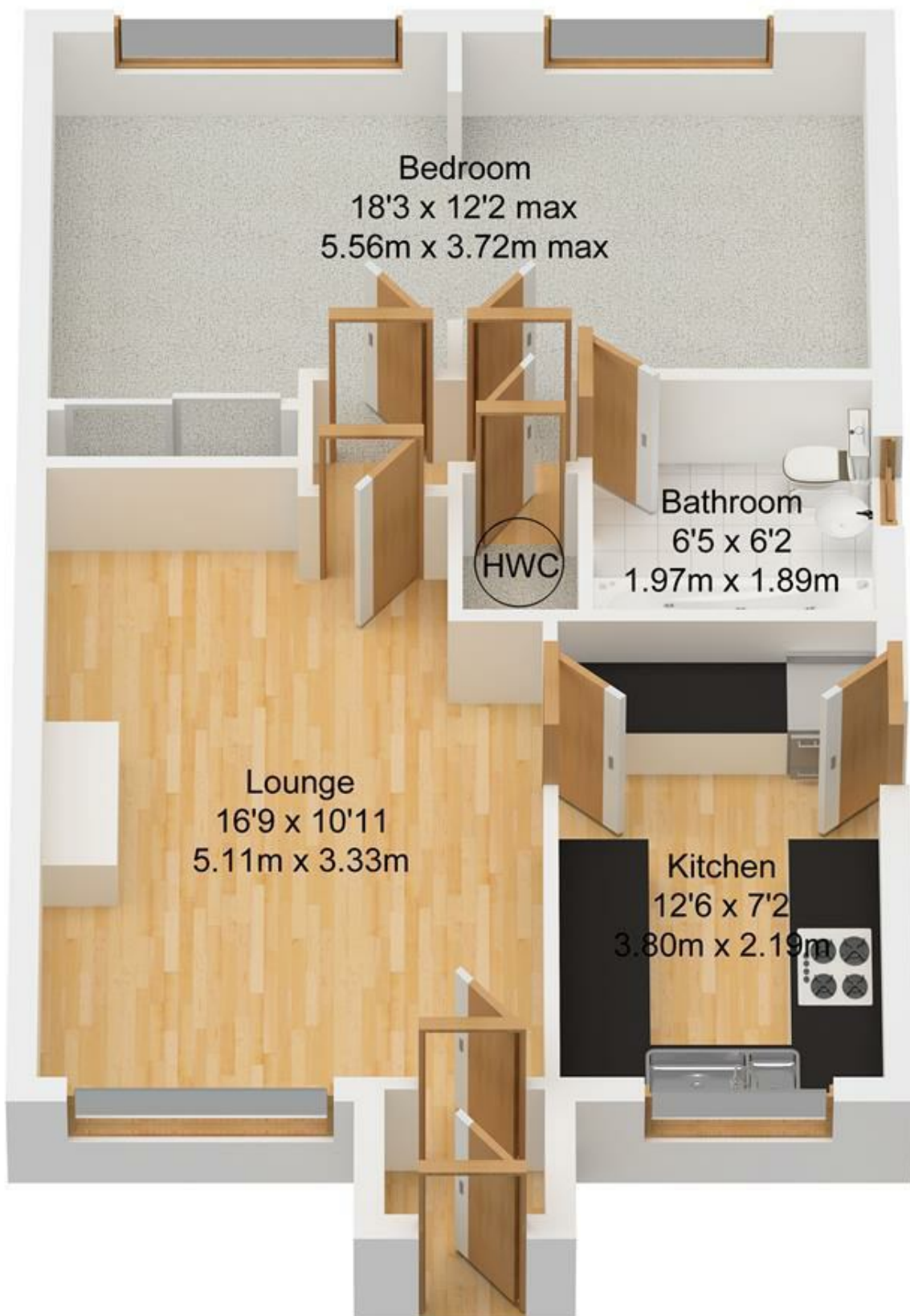
Property Tour

Property Tour:

<https://player.vimeo.com/video/1172905922?h=1df7d0aa53>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor Plan



Ground Floor
Approx. 51.30 sqm.
(552.20 sqft.)