

9 Crossgates Road Leeds



4 Bedroom House - Semi-Detached £325,000

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

9 Crossgates Road, Crossgates, Leeds, West Yorkshire, LS15 7NR

GROUND FLOOR:

Entrance Hallway:



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

Living Room:



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

Fitted Dining Kitchen:



Double glazed French doors giving access to the rear garden, part glazed side door, double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, inset sink & drainer, electric hob, a built under oven / grill, plumbing for an automatic washing machine, integral kitchen appliances (fridge / freezer, dishwasher), ample space for a dining table & chairs, central heating radiator

FIRST FLOOR:

Landing:



Double glazed window, access to first floor accommodation

Bedroom One:



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

Newly Fitted En-suite Shower Room / WC:



Double glazed window, a modern suite comprising of a glazed shower cubicle with a plumbed shower head above, low flush WC, a wash basin set into a vanity unit, ladder style central heating radiator / towel warmer

Bedroom Two:



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

Luxury Family Bathroom / WC:



Double glazed window, a four piece modern suite comprising of a panelled bath, a glazed shower cubicle with a plumbed shower above, low flush WC, a wash basin set into a vanity unit, a ladder style central heating radiator / towel warmer

SECOND FLOOR:

Landing:

Access to the second floor accommodation

Bedroom Three:



Two double glazed Velux windows, central heating radiator, a good sized double bedroom

Bedroom Four:



Double glazed window, central heating radiator

TO THE OUTSIDE:



Gardens:



The rear garden is a great size and has a large lawn as well as a decked patio. This garden is fully enclosed. The front garden is low maintenance and also offers off street parking.

Driveway / Off Street Parking / Driveway:



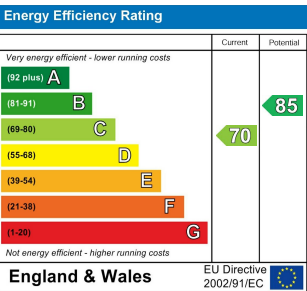
A driveway provides useful off street parking for multiple cars and provides access to a single garage for additional parking and storage.

EPC Link:

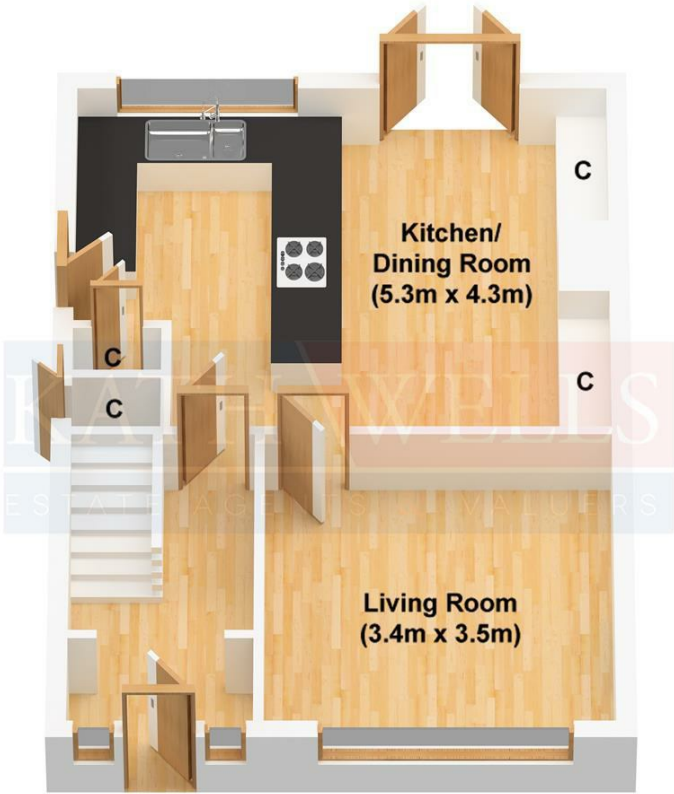
<https://find-energy-certificate.service.gov.uk/energy-certificate/8158-6322-6160-6188-3906>

Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: C



Ground Floor



First Floor



Second Floor

