

**61 Lynwood Crescent  
Leeds**



**3 Bedroom House - Semi-Detached  
£210,000**

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
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# 61 Lynwood Crescent, Wortley, Leeds, West Yorkshire, LS12 4AT

## GROUND FLOOR:

### Hallway:



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

### Living Room:



Double glazed bay window, fire place and hearth with a living flame coal effect gas fire, television point, central heating radiator

### Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, inset 1 1/4 bowl stainless steel sink & drainer, gas cooker point (the gas cooker may be included in the sale subject to offer), extractor fan, space for a fridge freezer, plumbing for an automatic washing machine

### Dining Room:



Double glazed patio doors opening onto the rear garden, central heating radiator, ample space for dining room furniture, a feature fireplace and hearth

## FIRST FLOOR:

### Landing:

Double glazed window, access to first floor accommodation, access to the loft space

### Bedroom One:



Double glazed bay window, central heating radiator, good size double bedroom

### Bedroom Two:



Double glazed window, central heating radiator

### Bedroom Three / Study:



Double glazed window, central heating radiator, a good size single bedroom

## Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with an electric shower above and a glazed side screen, low flush WC, wash basin, central heating radiator

## TO THE OUTSIDE:



## Gardens:



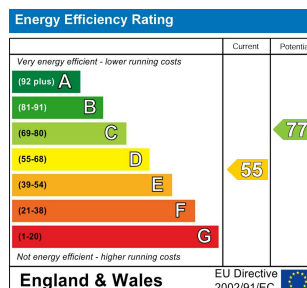
The rear garden is laid to lawn and enclosed by fencing. There is a shed providing useful space for storage. The front garden is enclosed by hedging

## Council Tax Band & EPC Rating:

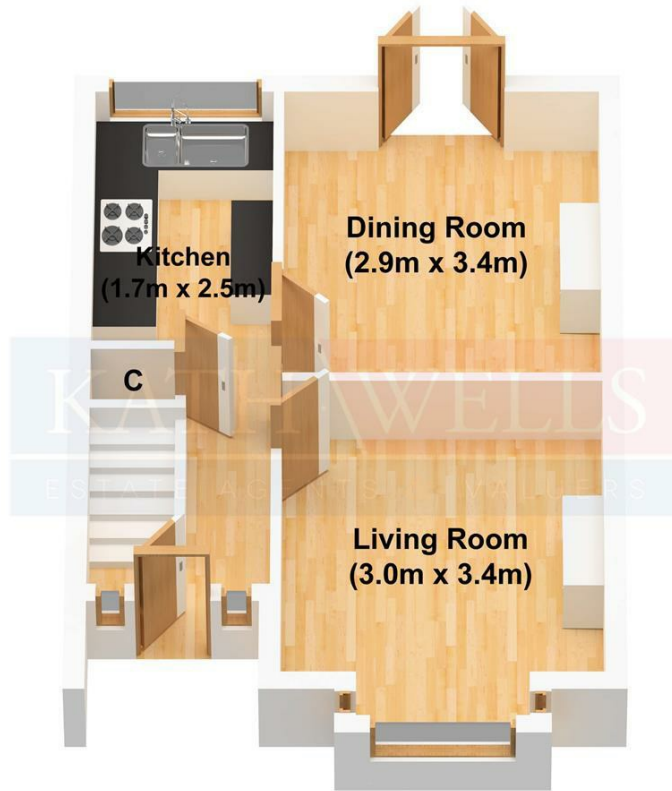
Council Tax Band: B / EPC Rating: D

## EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0551-2826-7131-9703-6635>



### Ground Floor



### First Floor

