



## 66 Moorfield Road Leeds



### 3 Bedroom House - Semi-Detached £200,000

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
Tel: 0113 231 1033  
Fax: 0113 203 8333

**Web Site**  
[www.kathwells.com](http://www.kathwells.com)

**email**  
[sales@kathwells.com](mailto:sales@kathwells.com)

# 66 Moorfield Road, Leeds, West Yorkshire, LS12 3RS

## GROUND FLOOR:

### 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, television point, ample space for a range of living room furniture

### Fitted Kitchen / Diner:



Double glazed window, part glazed rear door, a range of fitted wall, drawer & base units, work surfaces, four burner gas hob with an extractor fan above, integral oven / grill, an inset sink & drainer, ample space for a fridge / freezer

### Landing:

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

### Bedroom One:



Double glazed window, central heating radiator, built in wardrobes, ample space for a range of bedroom furniture

### Bedroom Two:



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

### Bedroom Three:



Double glazed window, central heating radiator

## Shower Room:



Double glazed window, electric shower, wash basin, ladder style central heating radiator

## Seperate WC:



Double glazed window, low flush WC

## TO THE OUTSIDE:

### Gardens:



The front garden has a small artificial lawn and is low maintenance. The rear garden has an artificial and is also low maintenance.

### Off Street Parking / Driveway / Garge:

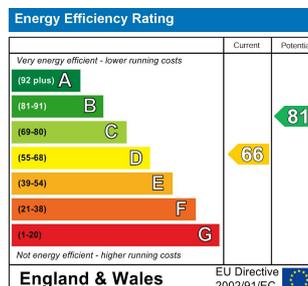
A driveway provides useful off street parking for 3 cars. The garage provides a useful storage space.

### EPC Link:

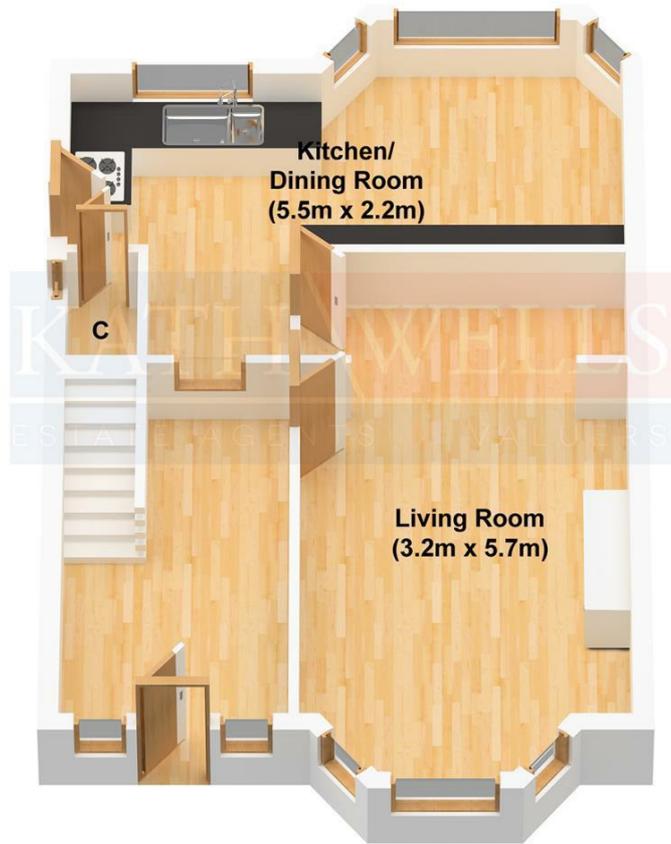
<https://find-energy-certificate.service.gov.uk/energy-certificate/0998-0207-6806-3211-2900>

### Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D



### Ground Floor



### First Floor

