



38 Cliffe Park Drive Leeds



3 Bedroom House - End Town House £205,000

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

38 Cliffe Park Drive, Wortley, Leeds, West Yorkshire, LS12 4XG

GROUND FLOOR:

Hallway:

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

Living Room:



Double glazed bay window, central heating radiator, newly fitted media wall with an inset log flame electric fire, ample space for a range of living room furniture

Fitted Dining Kitchen:



Double glazed window, a part glazed external door, a modern range of fitted wall, drawer & base units, work surfaces, electric hob with a built under oven / grill, extractor above, plumbing for an automatic washing machine, sink & drainer, integral fridge / freezer, television point, ample space for a dining table & chairs, central heating radiator

FIRST FLOOR:

Landing:



Access to the first floor accommodation, access to the loft space above

Bedroom One:



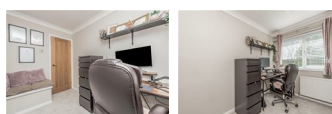
Double glazed window, central heating radiator, a range of fitted wardrobes with mirrored doors

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



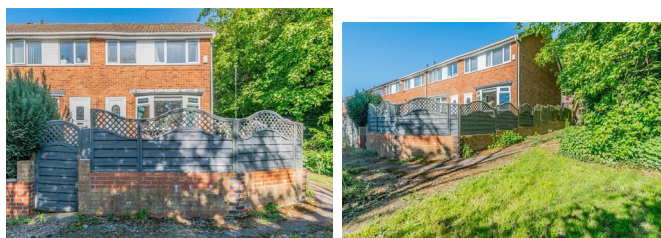
Double glazed window, central heating radiator, a good sized single bedroom

Shower Room / WC:



Double glazed window, a newly fitted modern suite comprising of a glazed shower cubicle with a shower above, a low flush WC, a wash basin set into a vanity unit, central heating radiator, towel warmer

TO THE OUTSIDE:



Gardens:



The front garden is enclosed by fencing, has an artificial lawn & is a great size. The rear garden is on two levels and is mainly low maintenance with a decked seating area providing a useful space for alfresco dining.

Off Street Parking / Single Garage:



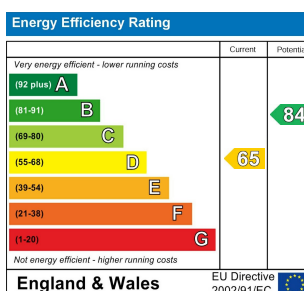
A single garage provides useful off street parking and storage.

Council Tax Band & EPC Rating:

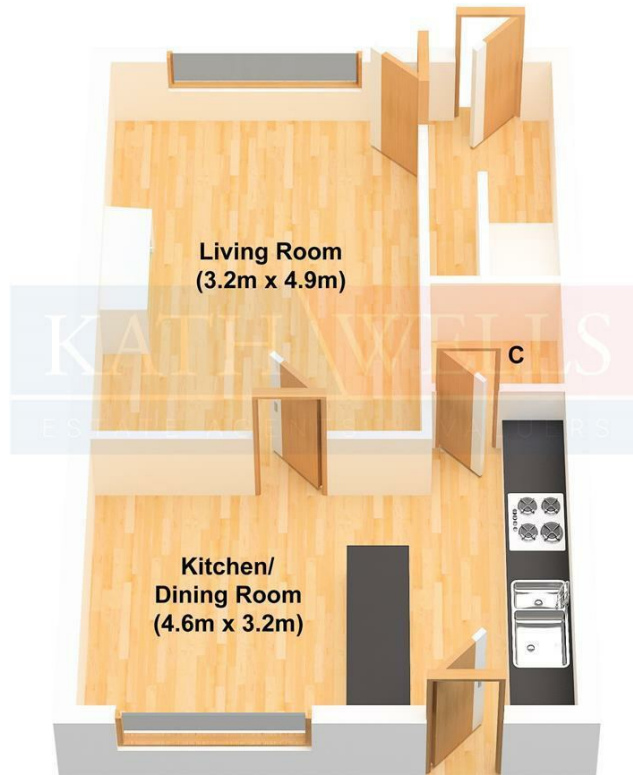
Council Tax Band: B / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/3720-0215-0273-4001-0483>



Ground Floor



First Floor

