



3 Moorfield Crescent Leeds



4 Bedroom House - Back to Back £169,995

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3 Moorfield Crescent, Leeds, LS12 3RX

GROUND FLOOR:

Hallway:

Access via a front entrance door, stairs rising to the first floor

Living Room:



Double glazed window, feature fireplace, central heating radiator

Fitted Kitchen:



Double glazed windows, a range of fitted wall, drawer & base units, work surfaces, breakfast bar, inset sink and drainer, plumbing for an automatic washing machine, space for a fridge / freezer, built under electric oven / grill, hob with an extractor above

Cellars:

Accessed from the kitchen; a useful storage area

FIRST FLOOR:

Landing:

Access to the first floor accommodation, stairs rising to the second floor

Bedroom One:



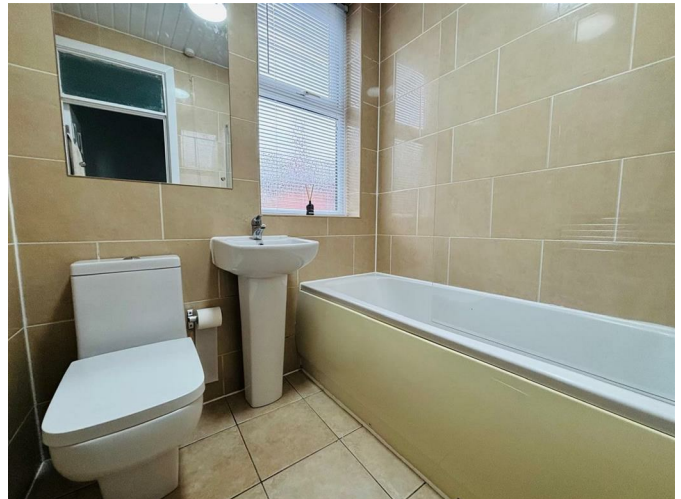
Double glazed window, central heating radiator, original feature fireplace

Bedroom Two:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a modern white suite comprising of a paneled bath with a glazed side screen and a shower above, wash basin, low flush WC, modern tiling

SECOND FLOOR:

Landing:

Access to the second floor accommodation

Bedroom Three:



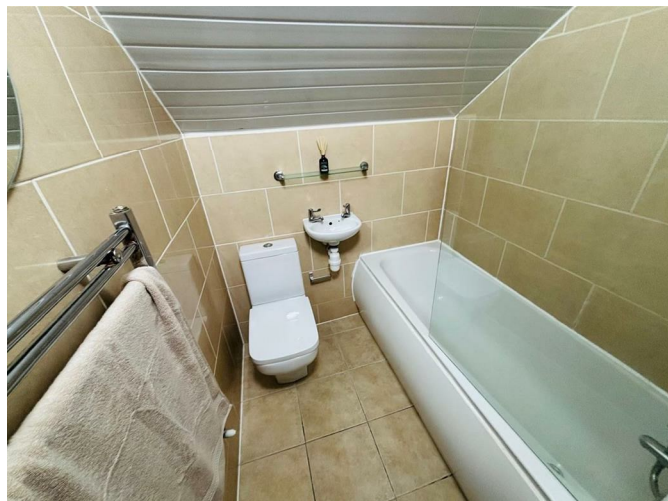
Double glazed Velux window, central heating =radiator

Bedroom Four:



Double glazed Velux window, central heating =radiator

Bathroom / WC:



A modern white suite comprising of a paneled bath with a glazed side screen and a shower above, wash basin, low flush WC, central heating radiator / towel warmer, modern tiling

TO THE OUTSIDE:

The property is street fronted. On street parking is available

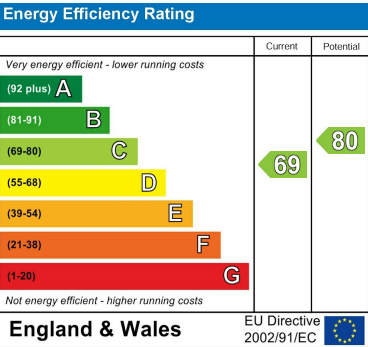
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8000-6236-3002-0124-7106>

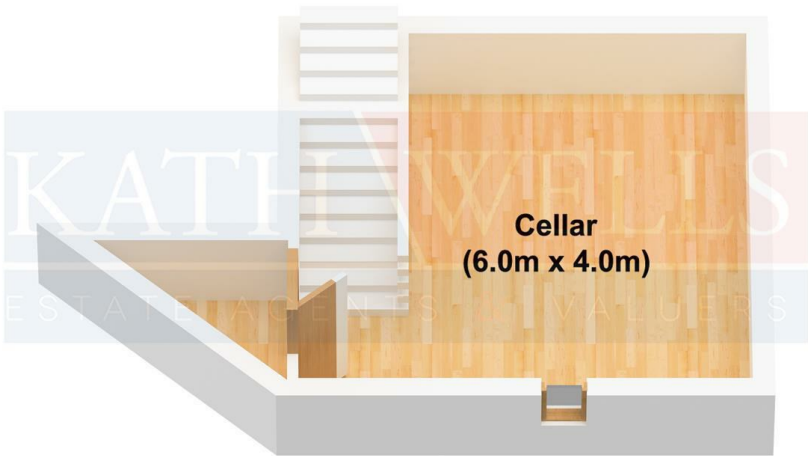
Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: C

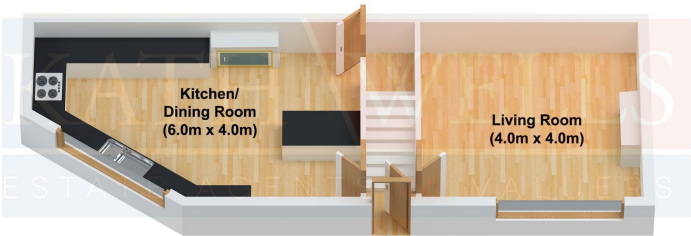
Energy Efficiency Graph



Lower Ground Floor



Ground Floor



First Floor

