

**39 Cross Lane
Leeds**



**2 Bedroom Cottage - Terraced
£160,000**

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

39 Cross Lane, Farnley, Leeds, West Yorkshire, LS12 5AA

GROUND FLOOR:

Office Room / Playroom:



Double glazed window, central heating radiator, ample space for a home office / playroom, can also be used as a dining room

Living Room:



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

Fitted Dining Kitchen:



Part glazed rear door giving access to the rear garden, double glazed window, a range of fitted wall, drawer & base units, work surfaces, freestanding gas cooker with a built under oven / grill and an extractor above, an inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, access to the basement / cellar

Cellar:

A useful storage area accessed from the dining kitchen

FIRST FLOOR:

Landing:

Access to first floor accommodation

Bedroom One:



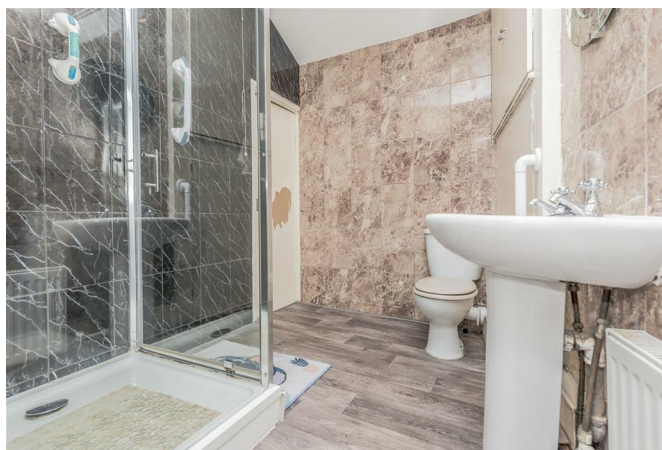
Double glazed window, central heating radiator, built in wardrobes

Bedroom Two:



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

Shower Room / WC:



A white suite comprising of a glazed shower cubicle with a plumbed shower above, low flush WC, wash basin, a built in storage cupboard

Additional First Floor Room:

This room is currently being used as third bedroom and can be also used as a home office as well as a play room

Gardens:



To the rear there is a garden which is laid to lawn, fully enclosed and has an outside tap

TO THE OUTSIDE

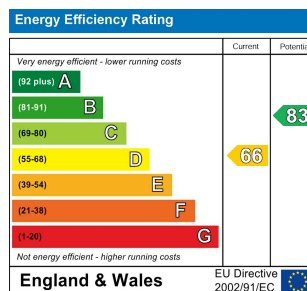


EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2050-8609-4060-5200-8701>

Council Tax Band / EPC Rating:

Council Tax Band: B / EPC Rating: D



Floor Plan