



## **5 Layton Park Croft Leeds**



### **2 Bedroom Bungalow - Semi Detached £289,995**

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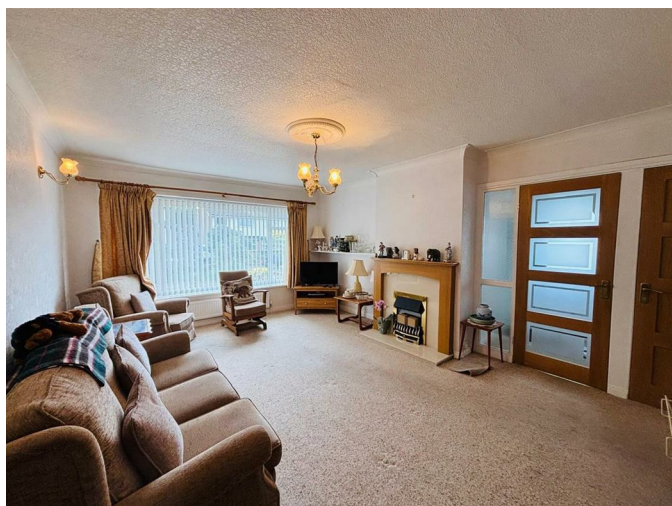
## 5 Layton Park Croft, Rawdon, Leeds, West Yorkshire, LS19 6PN

### GROUND FLOOR:

#### Entrance Hallway:

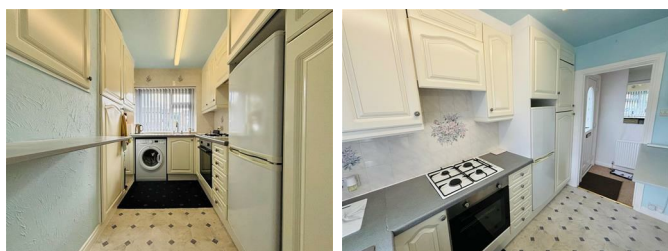
Access via a part glazed composite side entrance door, access to the accommodation, access to a loft space, central heating radiator

#### Dining / Living Room:



Double glazed window, fire place and hearth with an electric fire, storage cupboard, ceiling coving, ample space for a range of living & dining room furniture, two central heating radiators

#### Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas hob, built under oven / grill, extractor hood above, an inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer

### Conservatory:



Access to the rear via double glazed French doors, ceiling fan & light,

#### Inner Hallway:

Access to all rooms

#### Bedroom One:



Double glazed window, double glazed door to the conservatory, fitted wardrobes, central heating radiator

**Bedroom Two:**



Double glazed window, fitted wardrobes, central heating radiator

**Shower Room / WC:**



Double glazed window, glazed shower cubicle with a shower above, low flush WC, wash basin set into a vanity unit, central heating radiator / towel warmer

**TO THE OUTSIDE:**

**Gardens:**



The rear garden comprises of a lawn & patio, as well as being fully enclosed. The front garden is mainly low maintenance and provides access to the driveway.

**Off Street Parking / Driveway / Single Garage:**



A driveway provides useful off street parking for three to four cars. There is also a SINGLE GARAGE with additional parking & a good outside storage space.

**EPC Link:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0953-0207-0706-9821-2800>

**Council Tax Band & EPC Rating:**

Council Tax Band: C / EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	71
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Floor Plan

