KATH | WELLS

ESTATE AGENTS & VALUERS

88 Dixon Lane
Leeds

3 Bedroom House - Semi-Detached
£230,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
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Web Site
www.kathwells.com

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sales@kathwells.com

88 Dixon Lane, Wortley, Leeds, West Yorkshire, LS12 4AD

GROUND FLOOR:

Entrance Hallway:

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

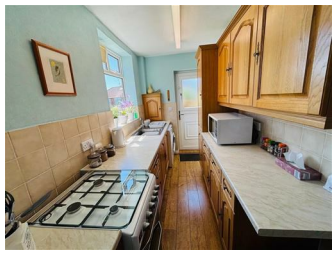
Living Room:

Double glazed window, fire place & hearth, television point, central heating radiator

Dining Room:

Double glazed window, ample space for a dining table & chairs, central heating radiator

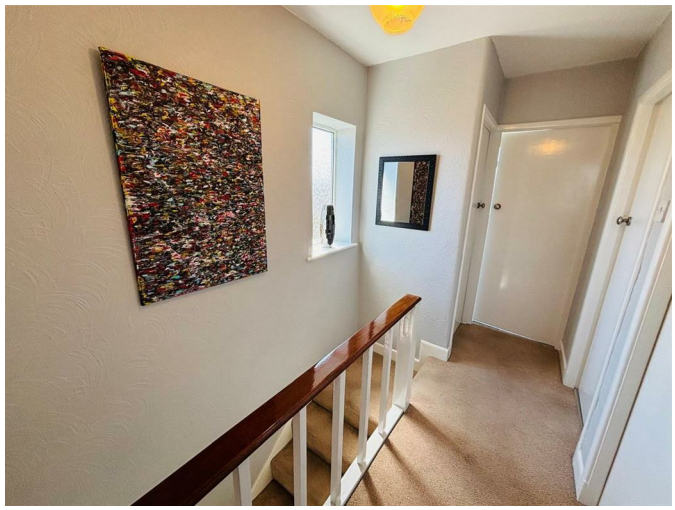
Fitted Kitchen:



Part glazed door giving access to the rear, double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooker point, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer

FIRST FLOOR:

Landing:



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

Bedroom One:

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

Bedroom Two:

Double glazed window, central heating radiator, fitted wardrobes

Bedroom Three:

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

Bathroom:

Double glazed window, a suite comprising of a panelled bath with a mixer shower above, wash basin, central heating radiator

Separate WC:

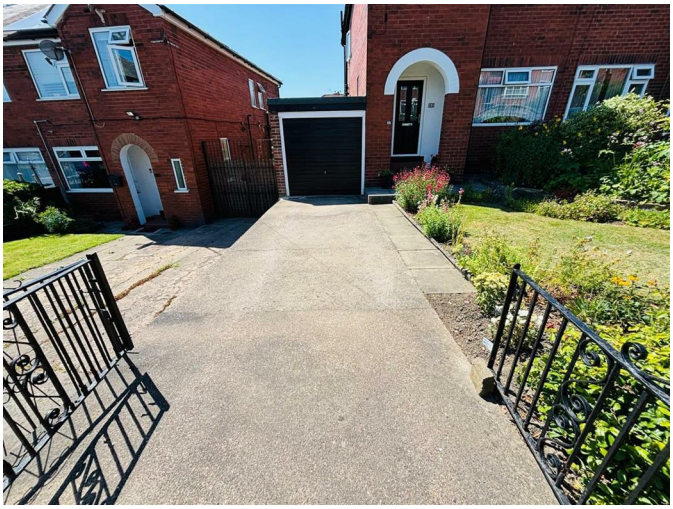
Double glazed window, low flush WC

TO THE OUTSIDE:

Gardens:

The front garden comprises of a lawn & is mainly low maintenance. The rear garden is a good size and includes a lawn, a paved patio & is fully enclosed.

Off Street Parking / Driveway / Single Garage:



A driveway provides useful off street parking for two family sized cars. A single garage provides an additional space as well as useful storage

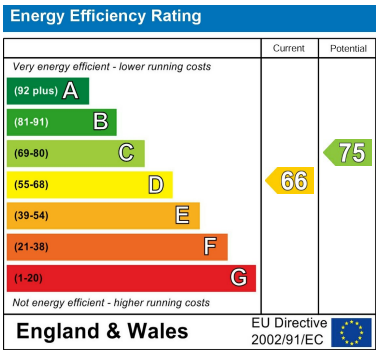
Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: D

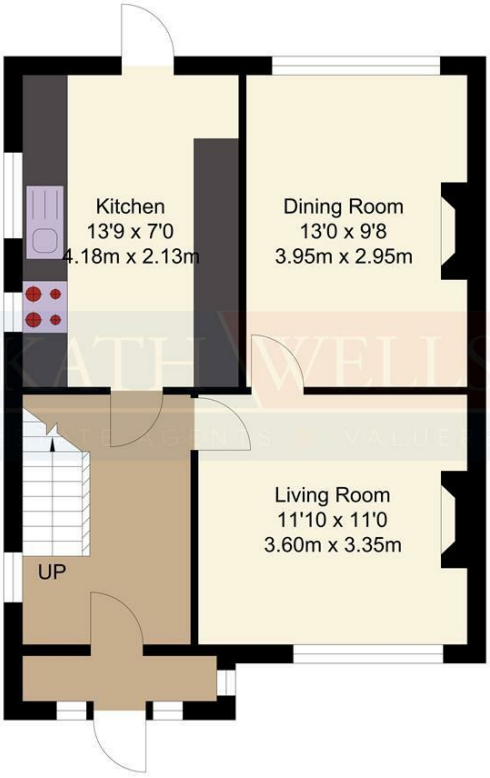
EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/1400-5236-0722-4605-3363

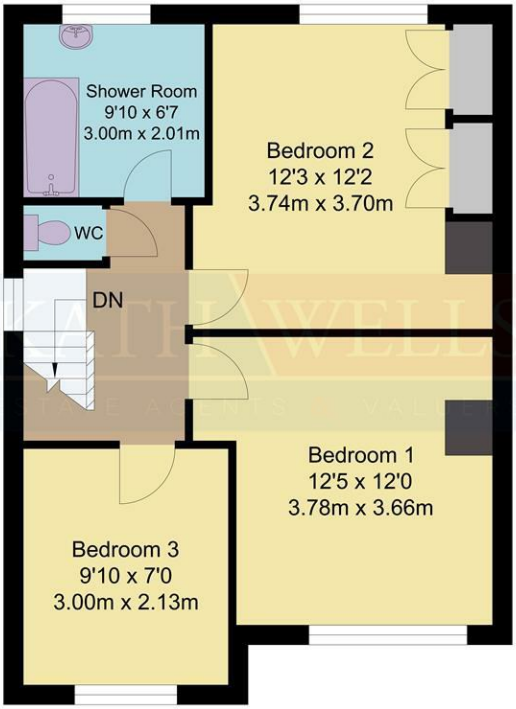
Energy Efficiency Graph



Floor Plan



Ground Floor
Approx. 47.38 sqm.
(509.99 sqft.)



First Floor
Approx. 47.38 sqm.
(509.99 sqft.)