



30 Kellett Crescent Leeds



3 Bedroom House - Townhouse £200,000

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

30 Kellett Crescent, Wortley, Leeds, West Yorkshire, LS12 4AQ

GROUND FLOOR:

Hallway:

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

Living Room / Dining Area:



Double glazed door opening onto the rear garden, double glazed window, television point, fire place and hearth with an inset electric fire, central heating radiator, ample space for a dining table & chairs

Fitted Kitchen:



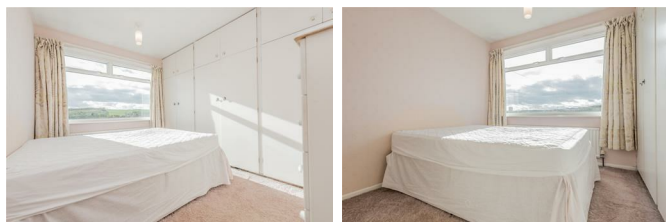
Double glazed window, wall drawer & base units, work surfaces, inset sink and drainer, cooker point, plumbing for an automatic washer, space for a fridge freezer

FIRST FLOOR:

Landing:

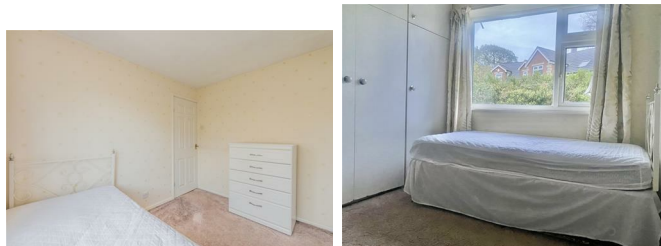
Access to first floor accommodation, access to fully insulated loft via a pull down loft ladder

Bedroom One:



Double glazed window, central heating radiator, built in wardrobes

Bedroom Two:



Double glazed window, central heating radiator, built in wardrobes

Bedroom Three:



Double glazed window, central heating radiator, storage room / potential for an en-suite / walk in wardrobe

Bathroom / WC:

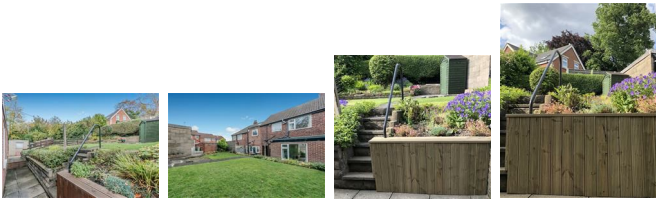


Double glazed window, a coloured four piece suite comprising of a panelled bath, separate shower cubicle with an electric shower, low flush WC, wash basin, central heating radiator

TO THE OUTSIDE:



Gardens:



The rear garden is enclosed and has a paved patio, a lawn and an outside tap. The front garden is also part paved and has a lawn as well as some planted beds

Off Street Parking:

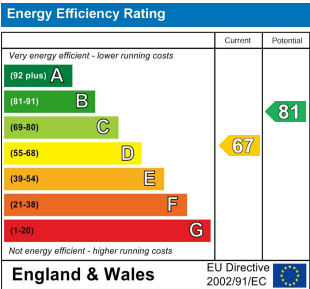
A separate garage providing useful off street parking / storage

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9208-0207-6905-0312-2300>

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D



Ground Floor



First Floor

