

# KATH WELLS

ESTATE AGENTS & VALUERS

## 56 Castle Ings Gardens Leeds



### 3 Bedroom Bungalow - Semi Detached £210,000

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# 56 Castle Ings Gardens, New Farnley, Leeds, West Yorkshire, LS12 5EF

## GROUND FLOOR:

### Entrance Vestibule: / Porch:

Access via a part glazed front entrance door, double glazed window

### Inner Hallway:



Access to ground floor accommodation, stairs rising to first floor accommodation, large storage cupboard

### Living Room:



Double glazed window, central heating radiator, television point, fireplace and hearth, ample space for living room furniture

### Fitted Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, an inset sink & drainer, gas hob with an extractor fan above, integral oven / grill, plumbing for an automatic washing machine, space for a fridge / freezer, central heating radiator

## Conservatory / Sun Room:



Double glazed windows, part glazed door leading to the rear garden, central heating radiator, would make an ideal home office or playroom

## Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled shower bath with a glazed side screen and a shower, low flush WC, wash basin set into a vanity unit, ladder style central heating radiator

## Bedroom One:



Double glazed sliding doors opening onto the conservatory, central heating radiator, television point, built in wardrobes

## FIRST FLOOR:

### Landing:

Double glazed window, access to the first floor accommodation



**Bedroom Two:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/4702-9275-3002-0009-7492>



Double glazed window, central heating radiator

**Occasional Room / Home Office:**



Double glazed window, an ideal space for a home office, large storage cupboards

**TO THE OUTSIDE:**

**Gardens:**



The front garden is low maintenance. The rear garden is paved, fully enclosed and low maintenance.

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

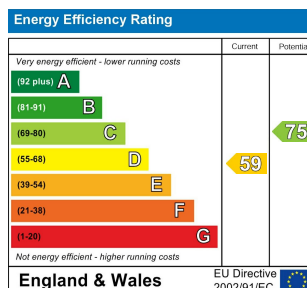


A block paved driveway provides useful off street parking for multiple cars. A detached garage provides space for additional parking or can be used as a useful storage space.

**Council Tax Band & EPC Rating:**

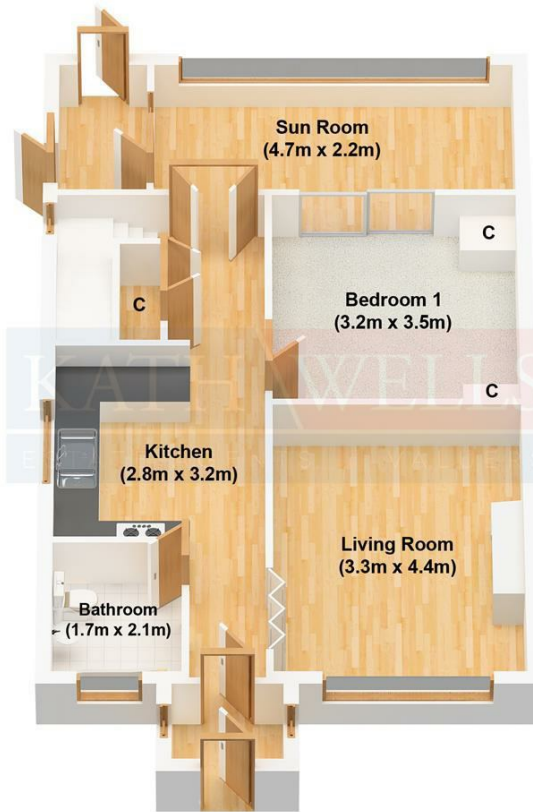
Council Tax Band: B / EPC Rating: D

**EPC Link:**



# Floor Plan

## Ground Floor



## First Floor

