



## 21 Kenilworth Road Leeds



### 3 Bedroom House - Semi-Detached £274,995

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
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# 21 Kenilworth Road, Wortley, Leeds, West Yorkshire, LS12 4RT

## GROUND FLOOR:

### Entrance Hallway:

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

### Living Room:



Double glazed window, central heating radiator, ample space for a range of living room furniture

### Newly Fitted Extended Fitted Dining Kitchen:



Double glazed sliding door to the rear, a modern range of newly fitted wall, drawer & base units, work surfaces, electric induction hob, extractor above, an eyelevel oven / grill, an inset sink & drainer, a range of integral kitchen appliances( fridge / freezer, dishwasher), ample space for a large dining table & chairs, storage cupboard, central heating radiator, Fully Refurbished

### Utility Room:



Plumbed for automatic washing machine space for dryer, worksurfaces.

## FIRST FLOOR:

### Landing:



Access to first floor accommodation, access to a useful loft space, central heating radiator

### Bedroom One:



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

### Bedroom Two:



Double glazed window, central heating radiator, a lovely view of Leeds City Centre skyline

### Bedroom Three:



Double glazed window, central heating radiator



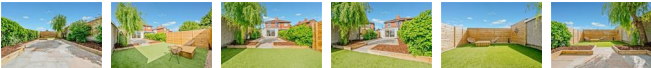
Newly Fitted Bathroom / WC:



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

TO THE OUTSIDE:

Gardens:



To the front elevation, there is a low maintenance garden as well as access to a large driveway. The rear garden is a great size and comprises of a large patio which provides a great space for alfresco dining, a large lawn space, there are also power sockets as well as an outside tap.

Driveway / Off Street Parking:



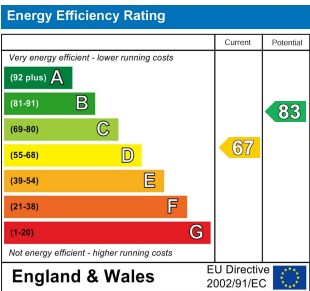
A driveway provides useful off street parking for three to four cars

Council Tax Band / EPC Rating:

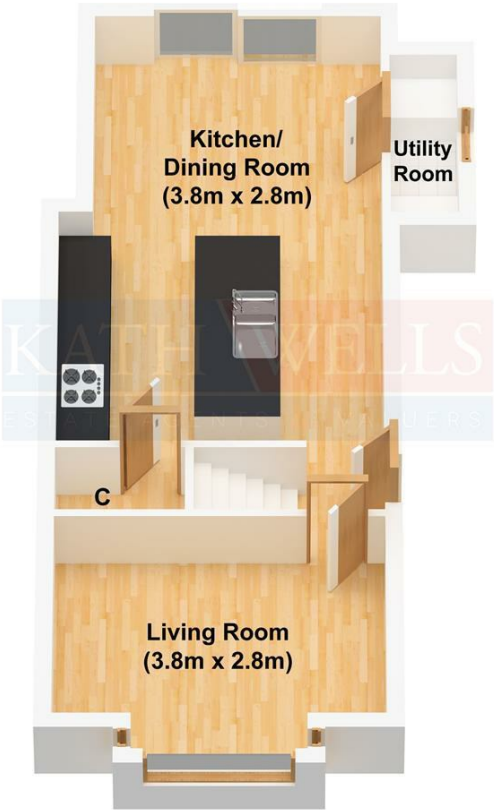
Council Tax Band: B / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2635-6722-8400-0322-6296>



Ground Floor



First Floor

