



10 Gotts Park Crescent Leeds



3 Bedroom House - Semi-Detached £280,000

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

10 Gotts Park Crescent, Leeds, West Yorkshire, LS12 2RP

GROUND FLOOR:

Entrance Hallway:



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

Open plan Kitchen / Dining:



Double glazed French doors to the rear, double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooker point with an extractor hood above, inset sink & drainer, plumbing for an automatic washing machine, ample space for a Fridge / Freezer, an integrated kitchen Island, ample space for a dining table & chairs, central heating radiator

Living Room:



Double glazed bay window to front elevation, a modern coal effect gas fire with modern surround, ceramic tiled back and granite hearth, modern decor, central heating radiator.

Cloakroom / WC:



Two Piece W/c., Double Glazed window.

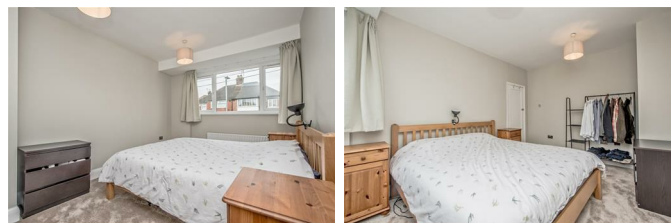
FIRST FLOOR:

Landing:



Access to first floor accommodation, access to the loft space

Bedroom One:



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

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed opaque window to the rear elevation, a modern white three piece suite with Bath, wall mounted hand wash basin and low flush WC, modern ceramic tiles and central heating radiator.

TO THE OUTSIDE:

Drive and Garage:



Gravel drive providing off street parking for two cars, a detached single garage with up and over door.

Gardens:



To the front elevation a lawn and evergreen shrubs lead to a gravel driveway with access to detached single garage with up and over door, to the rear a tiered garden with patio area, lawns and mature planted borders.

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating:

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

Floor Plan

Ground Floor



First Floor

