

5 Kirkdale Gardens Leeds



3 Bedroom House - Semi-Detached £220,000

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

5 Kirkdale Gardens, Leeds, West Yorkshire, LS12 6AT

GROUND FLOOR:

Hallway:



Access via a apart glazed front entrance door, double glazed window, central heating radiator, built-in storage, stairs rising to the first floor

Living Room:



Double glazed window, central heating radiator, a feature fireplace with a TV plinth, ceiling coving, open plan to the dining area

Dining Area:



Double glazed window, central heating radiator, ample space for a dining table and chairs, open plan to the living room

Fitted Kitchen:



Double glazed window, a part glazed side door giving access to the garden, a range of fitted wall, drawer & base cabinets, work surfaces, stainless steel sink and drainer, plumbing for an automatic washing machine, cooker point,

FIRST FLOOR:

Landing:



Double glazed window, access to the first floor accommodation

Bedroom One:



Double glazed window, central heating radiator, fitted bedroom furniture

Bedroom Two:



Double glazed window, central heating radiator, fitted bedroom furniture

Bedroom Three:



Double glazed window, central heating radiator

Bathroom:



Double glazed window, a paneled bath with a glazed side screen and a shower above, wash basin, central heating radiator / towel warmer

Separate WC:



Double glazed window, low flush WC

TO THE OUTSIDE:

Gardens:



The front garden is enclosed by a low wall and is mainly low maintenance with planted beds set into a paved area. The rear garden is a good size, enclosed by fencing and has low maintenance areas, planted beds, a greenhouse and access to the rear of the garage.

Off Street Parking / Driveway / Detached Garage:

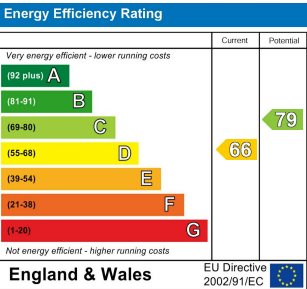


Wrought iron gates give access to a good sized driveway which provides useful off street parking and access to the single detached garage

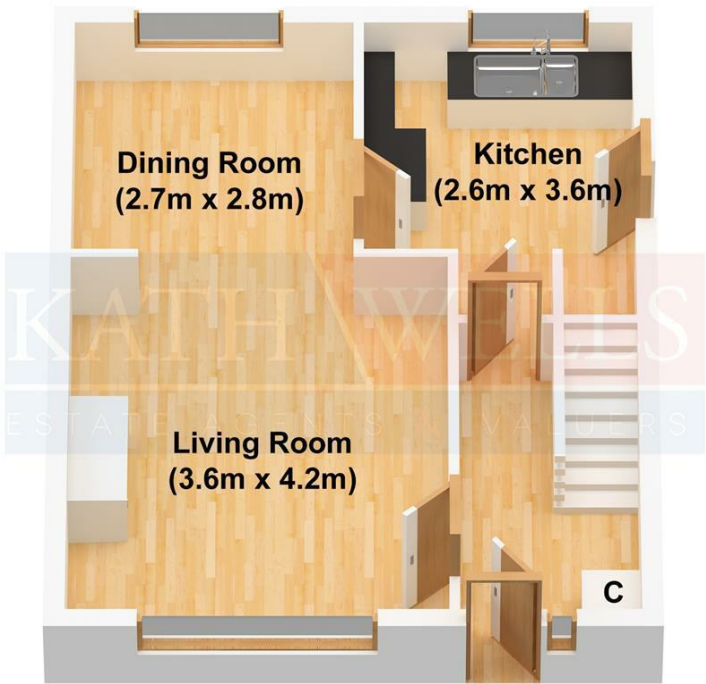
Council Tax Band & EPC Rating:
Council Tax Band: B / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0947-0207-1206-1311-2504>



Ground Floor



First Floor

