KATH | WELLS

ESTATE AGENTS & VALUERS

5 Layton Park Croft
Leeds

2 Bedroom Bungalow - Semi Detached
£274,995

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 Layton Park Croft, Rawdon, Leeds, West Yorkshire, LS19 6PN

GROUND FLOOR:

Entrance Hallway:
Access via a part glazed composite side entrance door, access to the accommodation, access to a loft space, central heating radiator

Dining / Living Room:

Double glazed window, fire place and hearth with an electric fire, storage cupboard, ceiling coving, ample space for a range of living & dining room furniture, two central heating radiators

Fitted Kitchen:

Double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas hob, built under oven / grill, extractor hood above, an inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer

Conservatory:

Access to the rear via double glazed French doors, ceiling fan & light,

Inner Hallway:
Access to all rooms

Bedroom One:

Double glazed window, double glazed door to the conservatory, fitted wardrobes, central heating radiator

Bedroom Two:

Double glazed window, fitted wardrobes, central heating radiator

Shower Room / WC:

Double glazed window, glazed shower cubicle with a shower above, low flush WC, wash basin set into a vanity unit, central heating radiator / towel warmer

TO THE OUTSIDE:

Gardens:

The rear garden comprises of a lawn & patio, as well as being fully enclosed. The front garden is mainly low maintenance and provides access to the driveway.

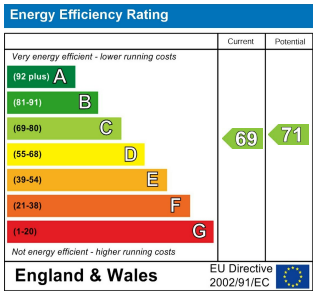
Off Street Parking / Driveway / Single Garage:

A driveway provides useful off street parking for three to four cars. There is also a SINGLE GARAGE with additional parking & a good outside storage space.

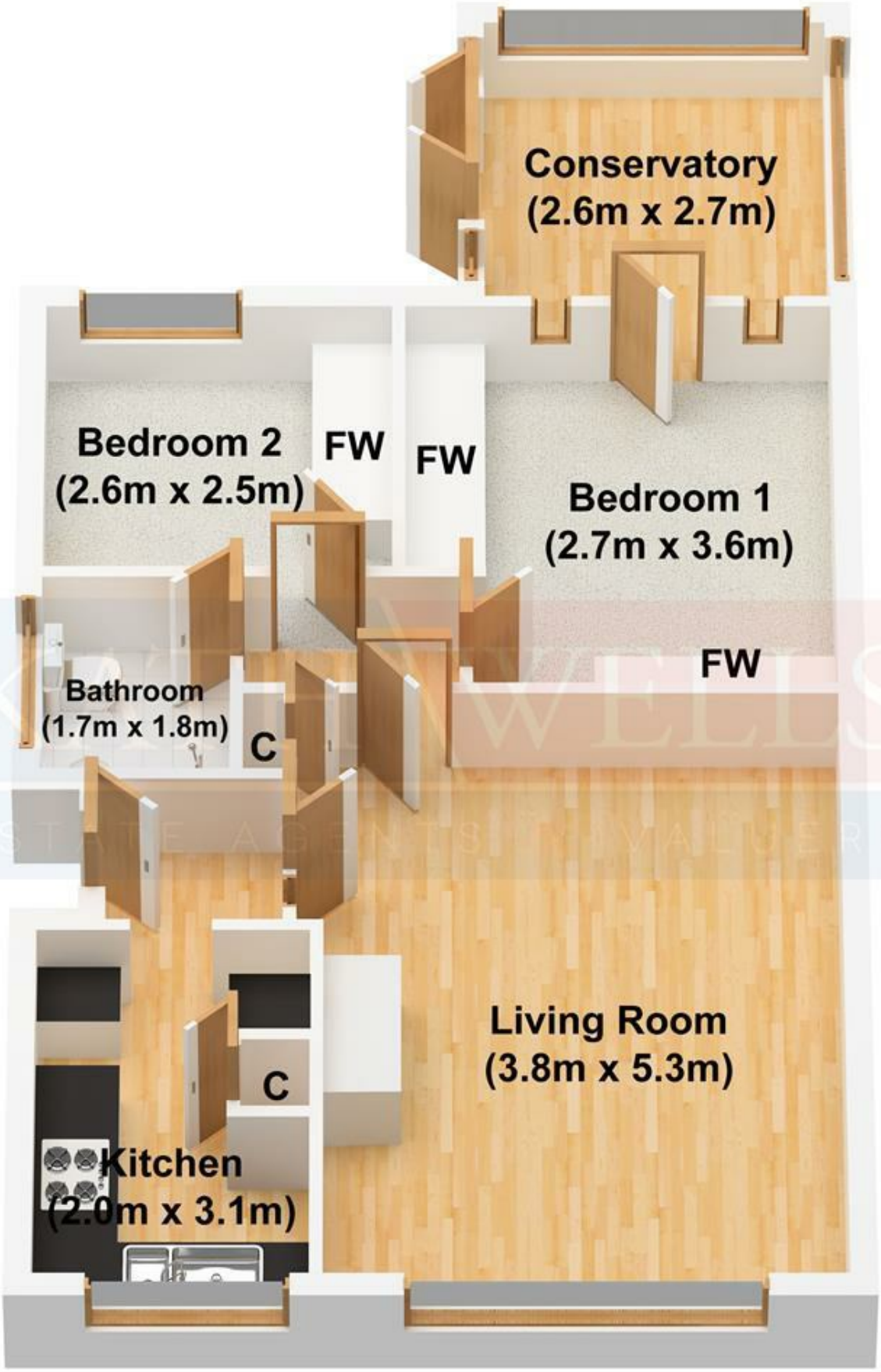
EPC Link:
https://find-energy-certificate.service.gov.uk/energy-certificate/0953-0207-0706-9821-2800

Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: C



Floor Plan


Conservatory
(2.6m x 2.7m)
Bedroom 2
(2.6m x 2.5m)
FW
FW
Bedroom 1
(2.7m x 3.6m)
FW
Bathroom
(1.7m x 1.8m)
C
C
Living Room
(3.8m x 5.3m)
Kitchen
(2.0m x 3.1m)