KATH | WELLS

ESTATE AGENTS & VALUERS

22 Cliffe Park Crescent
Leeds

3 Bedroom House - Detached
£289,995

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22 Cliffe Park Crescent, Leeds, West Yorkshire, LS12 4XB

GROUND FLOOR:

Front Porch:
Access via a part glazed front entrance door

Entrance Hallway:

Stairs rising to the first floor, access from the porch, central heating radiator

Living Room:

Double glazed window, fire place & hearth, television point, ample space for a range of living room furniture, central heating radiator

Open Plan Fitted Dining Kitchen:

Double glazed windows, bi-folding doors to the rear, a range of fitted wall, drawer & base units, work surfaces, electric cooking hob, eye level oven / grill, an inset sink & drainer, integral kitchen appliances (fridge freezer & dishwasher), a kitchen island for dining, ample space for a dining table & chairs

Downstairs WC:

Double glazed window, low flush WC, central heating radiator

Utility Room:

Part glazed door to the rear, wall & base units, plumbing for an automatic washing machine

First Floor:

Landing:
Access to the first floor accommodation, access to a 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, a good sized double bedroom

Bedroom Three:

Double glazed window, central heating radiator

Bathroom / WC:

Double glazed window, a white suite comprising of a panelled bath with a plumbed shower above, low flush WC, wash basin, part tiled, central heating radiator

TO THE OUTSIDE:

Gardens:

The front garden has a lawn & is mainly dedicated to off street parking. The rear garden is a great size & comprises of a lawn, a paved patio & a decked patio making a great area for alfresco dining. The property is also surrounded by outside lighting & to the rear there is a good sized shed for storage.

Off Street Parking / Driveway:

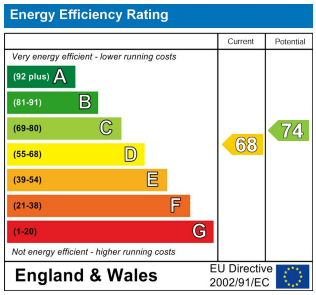
A block paved driveway provides useful off street parking for two cars

Council Tax Band & EPC Rating:

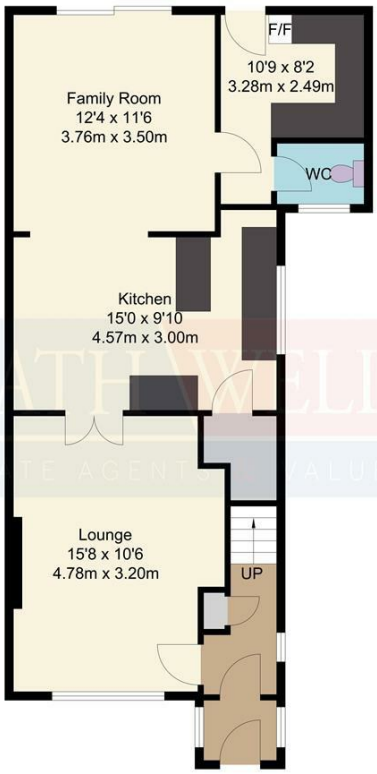
Council Tax Band: A / EPC Rating: D

EPC Link:

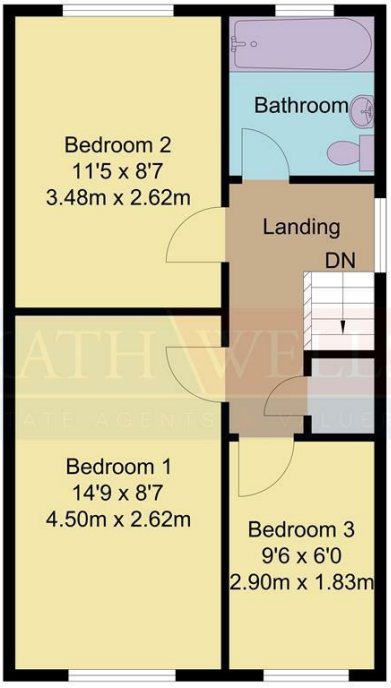
https://find-energy-certificate.service.gov.uk/energy-certificate/7736-5423-8600-0517-4292



Floor Plan



Ground Floor
Approx. 60.09 sqm.
(646.80 sqft.)



First Floor
Approx. 37.92 sqm.
(408.16 sqft.)