



## 46 Kirkdale Crescent Leeds



### 3 Bedroom House - Semi-Detached £225,000

69 Lower Wortley Road  
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# 46 Kirkdale Crescent, Leeds, LS12 6AS **Landing:**

## **GROUND FLOOR:**

### **Entrance Hallway:**

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

### **Living Room:**



Double glazed window, central heating radiator, fire place & hearth, ample space for living room furniture

### **Fitted Dining Kitchen:**



Part glazed side door, a range of fitted wall, drawer & base units, work surfaces, gas hob, extractor above, eye level oven / grill, inset sink & drainer, integral dishwasher, integral fridge / freezer, plumbing for an automatic washing machine, storage cupboard, ample space for a dining table & chairs, central heating radiator

### **Conservatory:**



Double glazed French doors giving access to the rear garden, double glazed window, central heating radiator

## **FIRST FLOOR:**

## **Landing:**



Double glazed window, access to the first floor accommodation, access to the loft

### **Bedroom One:**



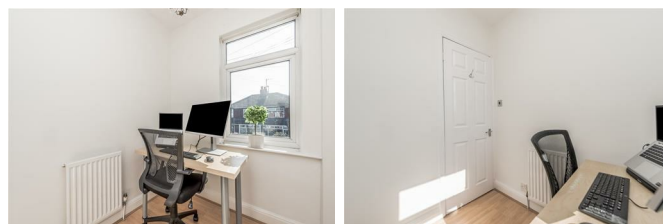
Double glazed window, central heating radiator, built in wardrobes

### **Bedroom Two:**



Double glazed window, central heating radiator

### **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, ladder style central heating radiator

**TO THE OUTSIDE:**

**Gardens:**



The rear garden is laid to lawn & is fully enclosed. It also provides access to a single garage. The front garden is part enclosed & low maintenance.

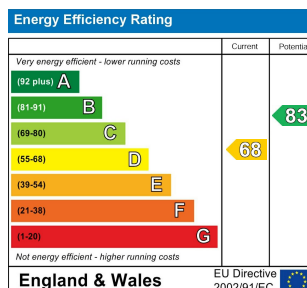
**Off Street Parking / Driveway / Garage:**



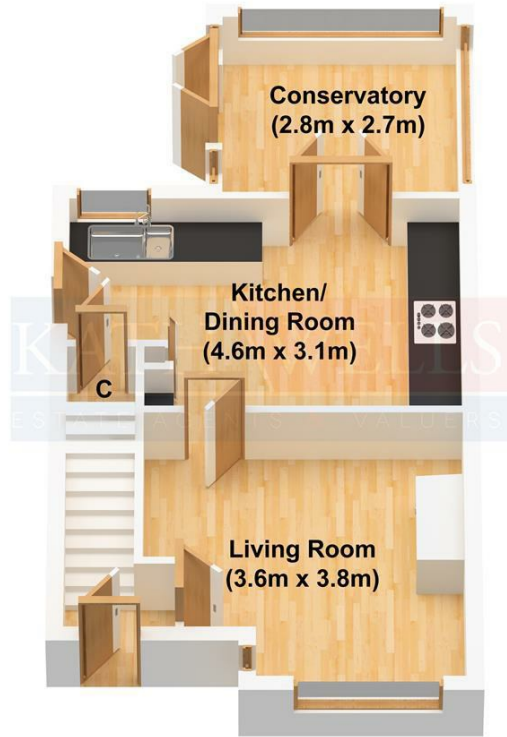
A driveway provides useful off street parking for three cars. A garage also provides additional parking as well as a useful outside storage space.

**Council Tax Band & EPC Rating:**

Council Tax Band: B / EPC Rating: D



### Ground Floor



### First Floor

