



21 Kenilworth Road Leeds



3 Bedroom House - Semi-Detached £274,995

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21 Kenilworth Road, Wortley, Leeds, West Yorkshire, LS12 4RT

GROUND FLOOR:

Entrance Hallway:

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

Living Room:



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

Newly Fitted Extended Fitted Dining Kitchen:



Double glazed sliding door to the rear, a modern range of newly fitted wall, drawer & base units, work surfaces, electric induction hob, extractor above, an eyelevel oven / grill, an inset sink & drainer, a range of integral kitchen appliances(fridge / freezer, dishwasher), ample space for a large dining table & chairs, storage cupboard, central heating radiator, Fully Refurbished

Utility Room:



Plumbed for automatic washing machine space for dryer, worksurfaces.

FIRST FLOOR:

Landing:



Access to first floor accommodation, access to a useful loft space, central heating radiator

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 lovely view of Leeds City Centre skyline

Bedroom Three:



Double glazed window, central heating radiator

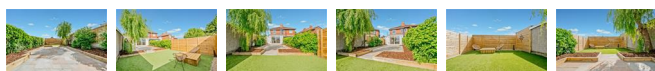
Newly Fitted Bathroom / WC:



Double glazed window, a brand new modern white suite comprising of a panelled bath with a plumbed shower above, low flush WC, wash basin set into a vanity unit, ladder style central heating radiator

TO THE OUTSIDE:

Gardens:



To the front elevation, there is a low maintenance garden as well as access to a large driveway. The rear garden is a great size and comprises of a large patio which provides a great space for alfresco dining, a large lawn space, there are also power sockets as well as an outside tap.

Driveway / Off Street Parking:



A driveway provides useful off street parking for three to four cars

Council Tax Band / EPC Rating:

Council Tax Band: B / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2635-6722-8400-0322-6296>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor

