



45 Dixon Lane Leeds



3 Bedroom House - Semi-Detached £270,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

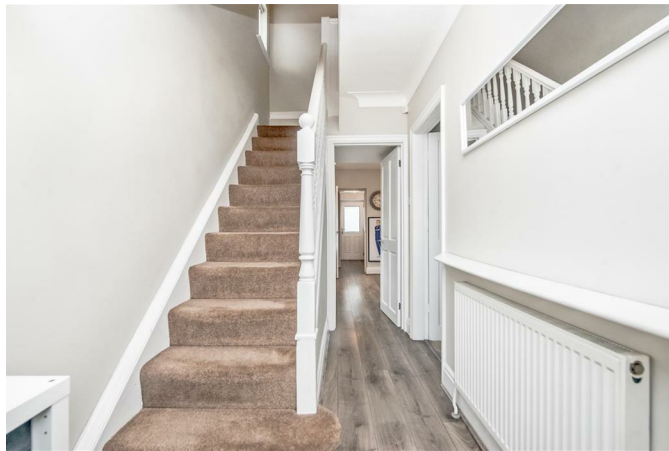
Web Site
www.kathwells.com

email
sales@kathwells.com

45 Dixon Lane, Wortley, Leeds, West Yorkshire, LS12 4RR

GROUND FLOOR:

Entrance Hallway:



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

Living Room:



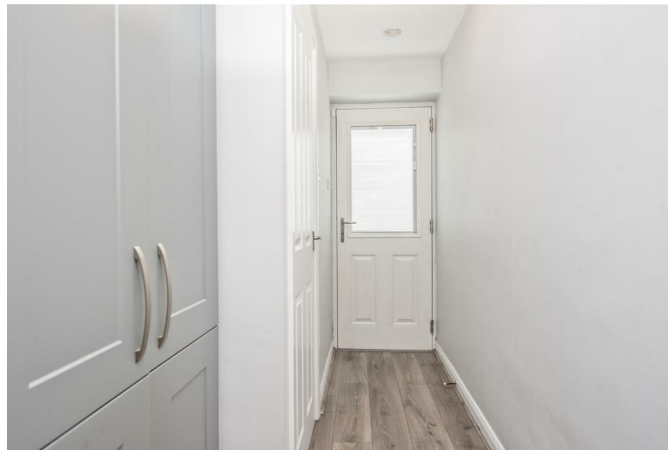
Double glazed bay window, a feature fireplace and hearth with a multi-fuel stove, central heating radiator

Open Plan Fitted Dining Kitchen / Family Room:



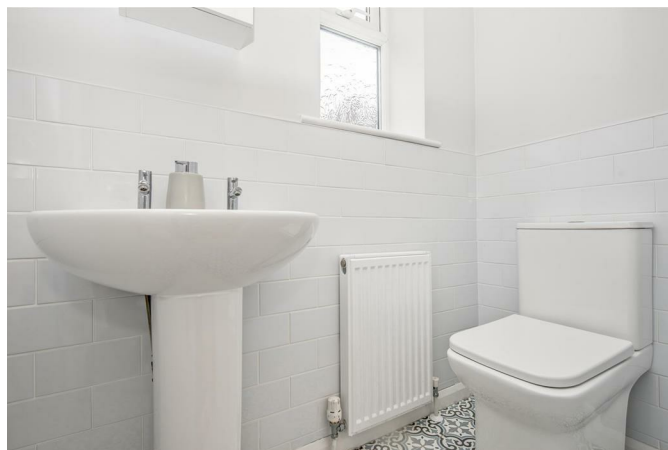
Extended to the rear to create a spacious Family Room / Entertaining Area / Fitted Kitchen / Dining Area: A modern range of fitted wall, drawer & base units, work surfaces, 1 1/4 bowl sink and drainer, a range of integral appliances (induction hob, extractor hood, electric oven / grill, microwave, fridge / freezer, dishwasher), breakfast bar, ample space for a dining table & chairs / sitting room furniture, double glazed patio doors opening onto the rear garden, modern vertical central heating radiator

Utility Room:



A part glazed external door giving access to the rear garden, plumbing for an automatic washing machine, storage cupboards

Downstairs WC:



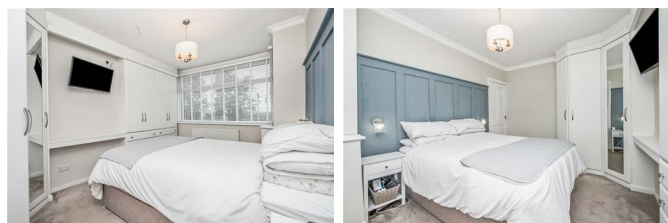
Double glazed window, a modern white suite comprising of a low flush WC, wash basin, central heating radiator

FIRST FLOOR:

Landing:

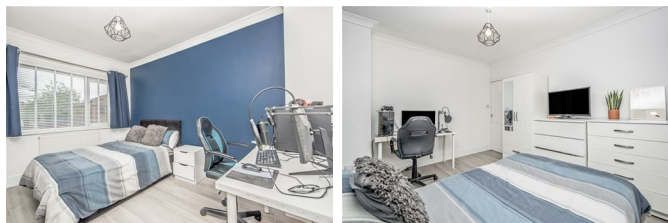
Double glazed window, access to the first floor accommodation, access to the loft space

Bedroom One:



Double glazed window, central heating radiator, a range of built-in / fitted wardrobes & storage

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator

Shower Room / WC:



Double glazed window, a luxury white suite comprising of a walk-in shower cubicle with a glazed screen and shower, low flush WC, wash basin set into a vanity unit, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:

Driveway / Off Street Parking:



A driveway provides useful off street parking for several family sized cars

Gardens:



The front garden is mainly devoted to partkin. The rear garden is enclosed and mainly low maintenance with a paved patio / seating area. With access from the family room via b-fold doors the rear garden makes an ideal area for alfresco dining and entertaining

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D

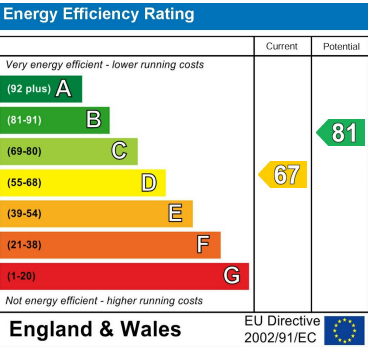
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9050-2203-8000-2209-2735>

Anti-Money Laundering (AML) Checks:

By law, we must carry out Anti-Money Laundering (AML) checks to verify the identity of all buyers once an offer has been accepted. The cost is £35.00 plus VAT (£42.00 total) per buyer, and this fee is payable when your offer is accepted. These checks are a legal requirement for all purchasers.

Energy Efficiency Graph



Ground Floor



First Floor

