KATH | WELLS

ESTATE AGENTS & VALUERS

10 Maple Croft
Leeds

3 Bedroom House - Semi-Detached
£300,000

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

10 Maple Croft, Farnley, Leeds, West Yorkshire, LS12 5RU

GROUND FLOOR:

Entrance Hallway:
Access via a UPVC part glazed front door, large storage cupboard (which has plumbing to be converted back into a downstairs WC)

Open Plan Living Space:

Living Room:
13'10" x 11'03"

Double glazed window to the front elevation, television point, central heating radiator, stairs rising to the first floor

Dining Area / Orangery:

Double glazed French doors giving access to the rear, double glazed windows, open plan to the living room, ample space for a dining table & chairs

Fitted Dining Kitchen:
19'10" x 8'09"

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

FIRST FLOOR:

Landing:
Access to the first floor accommodation, access to the loft space, storage cupboard

Bedroom One:
11'07" x 12'09"

Double glazed window, a range of fitted wardrobes, central heating radiator, ample space for a range of bedroom furniture

En- Suite Shower Room / WC:
6'00" x 5'08"

Double glazed window, a modern suite comprising of a glazed shower cubicle with a plumbed shower above, low flush WC, wash basin set into a vanity unit, central heating radiator

Bedroom Two:
11'07"x 9'07"

Double glazed window, central heating radiator, a good sized double bedroom

Bedroom Three:
15'10" x 8'06"

Double glazed window, central heating radiator, storage cupboard

Family Bathroom / WC:
6'00" x 8'03"

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

TO THE OUTSIDE:

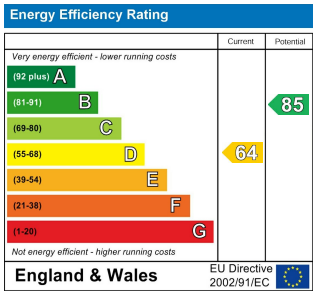
Gardens:

The front garden is open & includes a lawn space. The rear garden is a great size & comprises of a lawn, a tiled patio & this makes an ideal outside space for alfresco dining as well as a great entertaining space.

Off Street Parking / Driveway / Garage:
A driveway provides useful off street parking for one family sized car. A garage provides an additional space & provides a great outside storage space

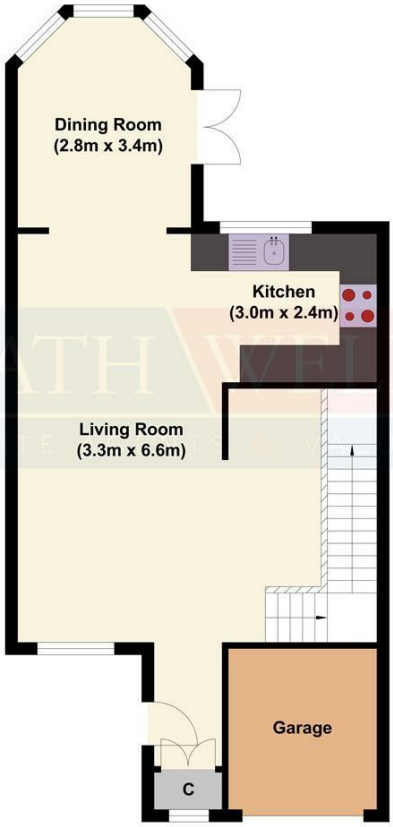
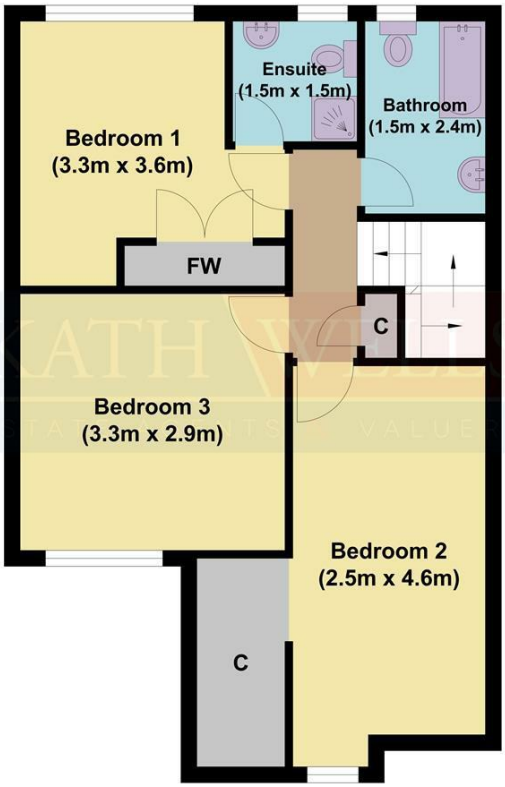
Council Tax Band & EPC Rating:
Council Tax Band: C / EPC Rating: D

EPC Link:
https://find-energy-certificate.service.gov.uk/energy-certificate/9763-2814-7723-9998-2595



Floor Plan

Ground Floor



First Floor