

**20 Blue Hill Crescent
Leeds**



**2 Bedroom House - Semi-Detached
£185,000**

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

20 Blue Hill Crescent, Leeds, LS12 4PB

Landing:

GROUND FLOOR:

Entrance Hallway:

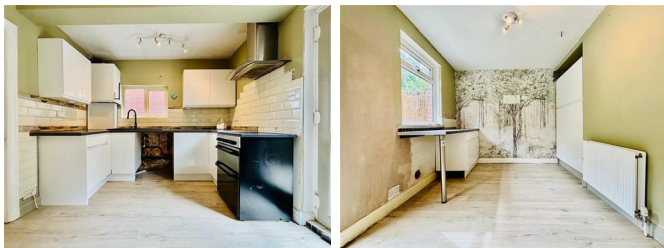
Access via a part glazed front entrance door, stairs rising to the first floor, central heating radiator

Living Room:



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

Fitted Dining Kitchen:



Part glazed rear door giving access to the rear garden, double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooker point with an extractor hood above, an inset sink & drainer, plumbing for an automatic washing machine, space for a fridge / freezer, ample space for a dining table & chairs

FIRST FLOOR:



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

Bedroom One:



Double glazed window, a large storage cupboard, central heating radiator

Bedroom Two:



Double glazed window, central heating radiator

Bathroom / WC:



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

TO THE OUTSIDE:

Gardens:



The rear has a good sized tiered garden which comprises of a paved & decked patio & is also fully enclosed. The front garden is open and has access to a driveway.

Off Street Parking / Driveway:



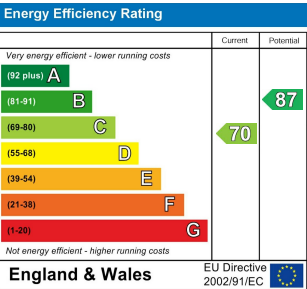
A driveway provides useful off street parking for one family sized car

Council Tax Band & EPC Rating:

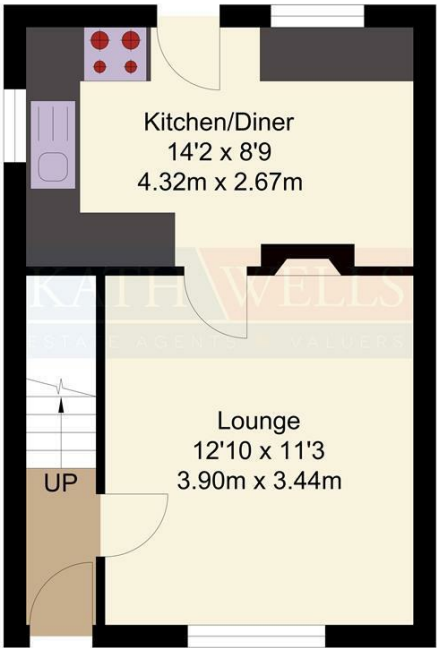
Council Tax Band: B / EPC Rating: C

EPC Link:

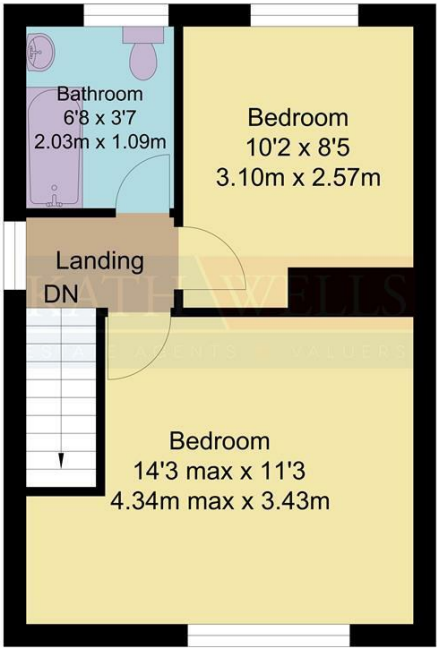
<https://find-energy-certificate.service.gov.uk/energy-certificate/8913-7827-2620-3006-6902>



Floor Plan



Ground Floor
Approx. 28.81 sqm.
(310.10 sqft.)



First Floor
Approx. 28.81 sqm.
(310.10 sqft.)