KATH | WELLS

ESTATE AGENTS & VALUERS

26 Kirkdale Avenue
Leeds

3 Bedroom House - Semi-Detached
£230,000

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26 Kirkdale Avenue, Wortley, Leeds, West Yorkshire, LS12 6AP

GROUND FLOOR:

Entrance Hallway:

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

Living Room / Dining Area:

Double glazed window, television point, free standing electrical fire, ample space for a range of living & dining room furniture, access to the conservatory via double glazed sliding doors

FItted Kitchen:

Double glazed window, a part glazed side door giving access to the side garden, a range of fitted wall, drawer & base units, work surfaces, cooker point, extractor above, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, a good sized storage cupboard, ladder style central heating radiator / towel warmer

Conservatory:

Double glazed external doors giving access to the rear, double glazed windows

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 fitted wardrobes / storage cupboards

Bedroom Two:

Double glazed window, central heating radiator, a range of fitted wall, drawer & base units, fitted wardrobes

Bedroom Three:

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

Shower Room:

Double glazed window, a glazed shower cubicle with a plumbed shower above, wash basin, ladder style central heating radiator / towel warmer

Separate WC:

Double glazed window, low flush WC

TO THE OUTSIDE:

Gardens:

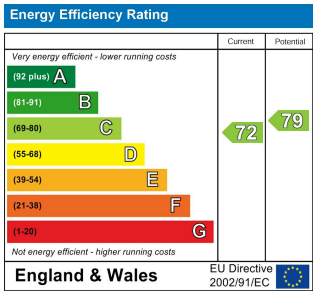
There are gardens to three sides of the property. The front garden comprises of a lawn & is fully enclosed. The rear garden is a great size & also comprises of a lawn as well as being part paved & fully enclosed & includes a useful outside storage shed. There is also a garden to the side of the property which contains a well kept lawn.

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

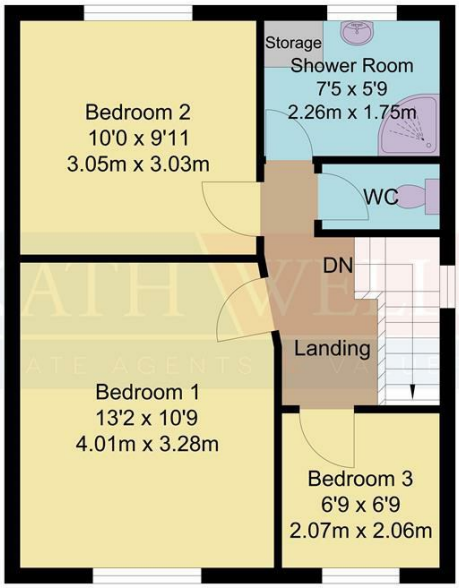
Off Street Parking / Driveway / Detached Garage:

A private driveway provides useful off street parking for three family sized cars. A good sized detached garage also provides additional parking, as well as a useful outside storage space.

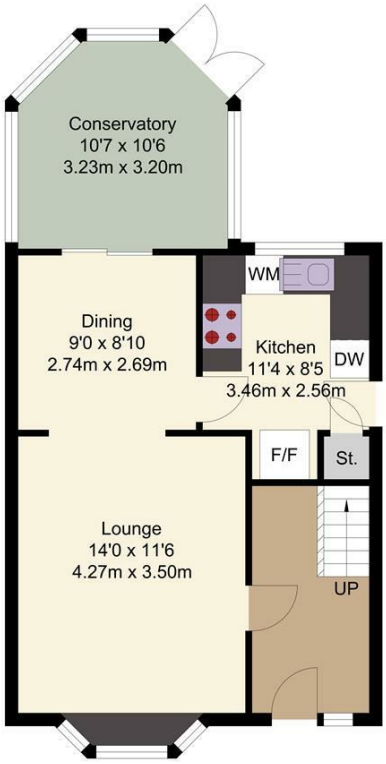
EPC Link:
https://find-energy-certificate.service.gov.uk/energy-certificate/2036-7223-5600-0733-4206



Floor Plan



First Floor
Approx. 38.18 sqm.
(410.96 sqft.)



Ground Floor
Approx. 48.71 sqm.
(524.31 sqft.)