



63 Highfield Close Leeds



3 Bedroom House - Townhouse £199,995

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63 Highfield Close, Leeds, LS12 4BB

GROUND FLOOR:

Entrance Hallway:

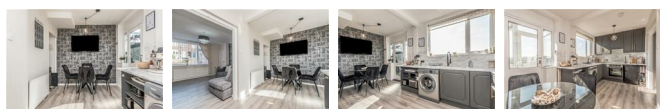
Access via a part glazed front entrance door, stairs rising to the first floor

Living Room:



Double glazed window to the front elevation,, central heating radiator, television point, open plan to the kitchen / dining room

Fitted Kitchen / Dining Room:



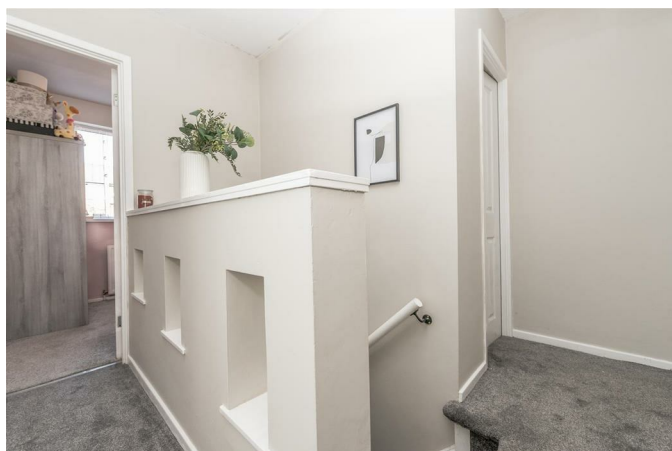
Double glazed window to the rear elevation, a glazed door through to the rear porch, a range of fitted wall, drawer & base units, work surfaces, built under electric oven / grill, electric hob, an inset sink and drainer with a mixer tap, space for a fridge / freezer, plumbing for an automatic washing machine, central heating radiator, ample space for a dining table and chairs

Rear Porch:

A rear porch with access to the rear garden

FIRST FLOOR:

Landing:



Access to the first floor accommodation, good sized storage cupboard

Bedroom One:



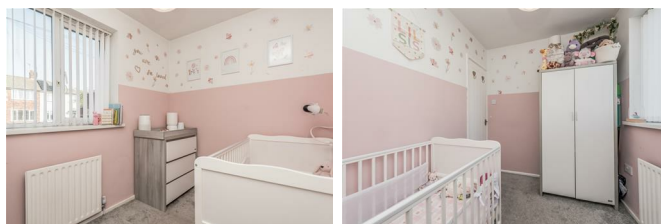
Double glazed window to the front elevation, central heating radiator

Bedroom Two;



Double glazed window to the rear elevation, central heating radiator

Bedroom Three:



Double glazed window to the front elevation, central heating radiator

Bathroom / WC:



Double glazed window to the rear elevation, a modern white suite comprising of a panelled bath with an electric shower above and a glazed side screen, pedestal wash basin, low flush WC, central heating radiator

TO THE OUTSIDE:



Drive / Integral Garage:



A driveway to the rear provides useful off street parking and access to a single integral garage

Gardens:



The front garden is enclosed by a low wall and low maintenance. The rear garden is enclosed and is low maintenance

Council Tax Band & EPC Rating:

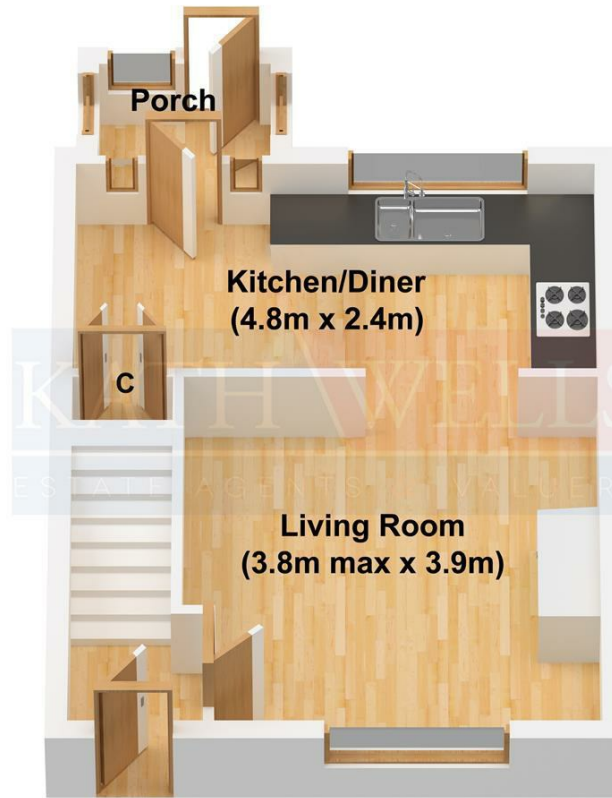
Council Tax Band: B / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9058-0001-7255-7300-1280>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor

