



42 Leysholme Crescent Leeds



3 Bedroom House - Semi-Detached £212,500

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

42 Leysholme Crescent, Leeds, West Yorkshire, LS12 4HJ

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, fire place & hearth, central heating radiator, ample space for a range of living room furniture

Fitted Dining Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooker point, an inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, space for a dining table & chairs, storage cupboard

Rear Porch:

Double glazed window, access to the rear garden

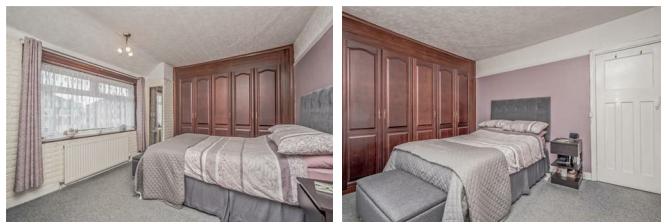
FIRST FLOOR:

Landing:



Access to the first floor accommodation, access to a loft space

Bedroom One:



Double glazed window, central heating radiator, 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, this suite comprises of a glazed cubicle with a plumbed shower above, low flush WC, wash basin, central heating radiator

TO THE OUTSIDE:

Gardens:



The front garden is laid to lawn and low maintenance. The rear garden also has a lawn, is fully enclosed and is a great size.

Off Street Parking / Driveway / Single Garage:



A driveway provides useful off street parking for 3 cars & a single garage provides an additional space as well as a good amount of outside storage.

Council Tax Band & EPC Rating:

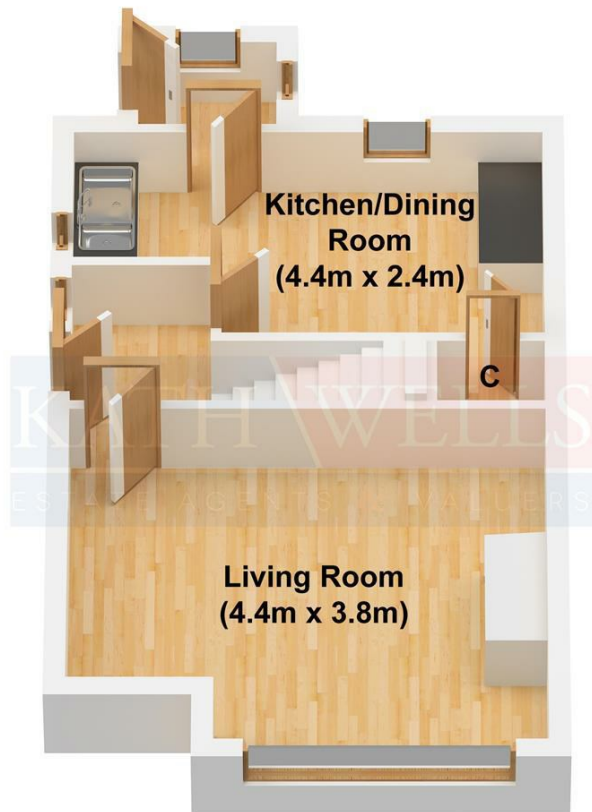
Council Tax Band: B / EPC Rating: tba

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0958-0207-8306-1219-2904>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor

