KATH | WELLS

ESTATE AGENTS & VALUERS

5 Cliffe Park Crescent
Leeds

4 Bedroom House - Detached
£325,000

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5 Cliffe Park Crescent, Wortley, Leeds, West Yorkshire, LS12 4XA

GROUND FLOOR:

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

Living Room:

Dual aspect Double glazed windows with a bay window, television point, an inset electric fire, central heating radiators and ample space for a range of living room furniture

Open Plan Fitted Kitchen / Diner / Lounge Area / F

Fitted Kitchen / Diner:

Part glaze side door with integrated blind ,giving access to the driveway & garage, double glazed side windows, a range of fitted wall, drawer & base units, work surfaces, gas hob with an extractor fan above, built under oven / grill, inset 1 1/2 sink & drainer, integrated dishwasher, washing machine & fridge, ample space for a dining table & chairs

Adjoining Lounge Area / Family Room:

A flexible family room/lounge area featuring a double-glazed window, central heating radiator, and television point—perfectly suited for use as a playroom, home office, or extra dining space.

Downstairs WC:

A stylish / contemporary suite comprising of a low flush WC, a wash basin set into a vanity, modern ladder style central heating radiator/ towel warmer

FIRST FLOOR:

Landing:
Double glazed window, access to the first floor accommodation, access to an insulated loft space

Bedroom One:

Double glazed window, fitted wardrobes, central heating radiator, television point ,a great king sized bedroom

Bedroom Two:

Double glazed window, fitted wardrobes, central heating radiator

En-suite Wet Room / WC:

A modern suite with full Porcelanosa contemporary tile detail and cozy underfloor heating, a fully glazed walk-in shower cubicle, dual shower with both a plumbed overhead rain shower and a handheld wand. The high-end finish is completed by a wall-hung rimless low flush toilet and a washbasin integrated into a stylish vanity unit with drawer storage.

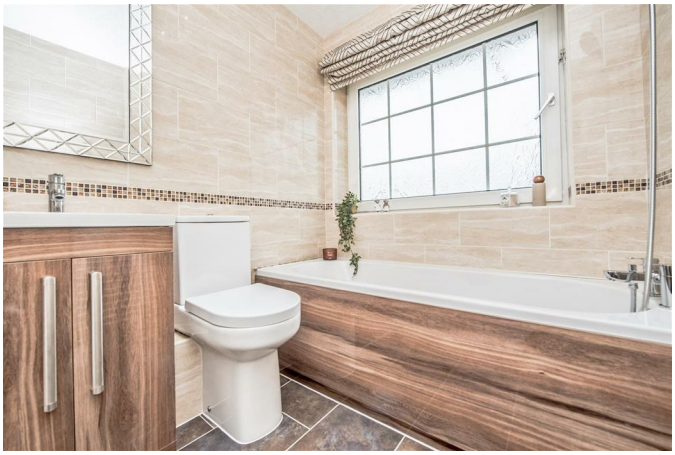
Bedroom Three:

Double glazed window, fitted wardrobes, central heating radiator, double bedroom

Bedroom Four / Study

Double glazed window, fitted wardrobes, central heating radiator, large single bedroom

Family Bathroom / WC:



A modern suite comprising a panelled bath with shower, a washbasin set into a vanity unit providing practical storage, a low-flush WC and chrome ladder style towel warmer radiator. Double glazed window.

TO THE OUTSIDE:

Gardens:

The property is positioned on a generous corner plot with garden to the front and side, comprising of lawn, mature shrubbery and established planted beds.

Off Street Parking / Side Patio /Driveway / Large

A driveway provides convenient/useful off-street parking suitable for a family-sized vehicle, the generous detached garage benefits from having power and lighting, an ample space with workshop potential, outdoor studio/gym/playroom or as an outdoor entertainment area with patio.

Council Tax Band & EPC Rating:

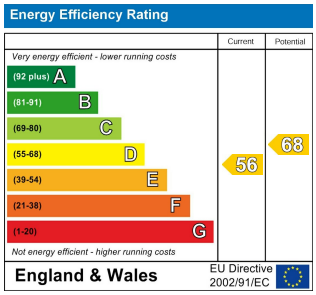
Council Tax Band: C / EPC Rating: D

EPC Link:

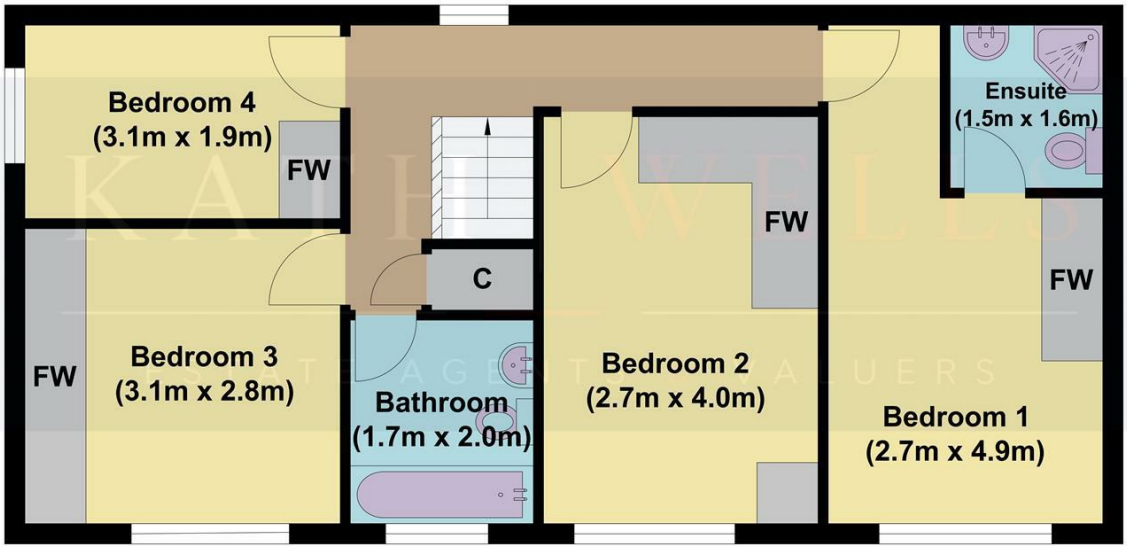
https://find-energy-certificate.service.gov.uk/energy-certificate/1601-1256-5002-0228-7406

Anti-Money Laundering (AML) Checks:

By law, we must carry out Anti-Money Laundering (AML) checks to verify the identity of all buyers once an offer has been accepted. The cost is £35.00 plus VAT (£42.00 total) per buyer, and this fee is payable when your offer is accepted. These checks are a legal requirement for all purchasers.



Floor Plan

Ground Floor

First Floor