



## **42 Leysholme Crescent Leeds**



### **3 Bedroom House - Semi-Detached £209,995**

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
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# 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               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 81                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 67      |                         |
| (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

