KATH | WELLS

ESTATE AGENTS & VALUERS

20 Blue Hill Crescent
Leeds



2 Bedroom House - Semi-Detached
£170,000

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

20 Blue Hill Crescent, Leeds, LS12 4PB

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, central heating radiator, ample space for a range of living room furniture

Fitted Dining Kitchen:




Part glazed rear door giving access to the rear garden, double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooker point with an extractor hood above, an inset sink & drainer, plumbing for an automatic washing machine, space for a fridge / freezer, ample space for a dining table & chairs

FIRST FLOOR:

Landing:



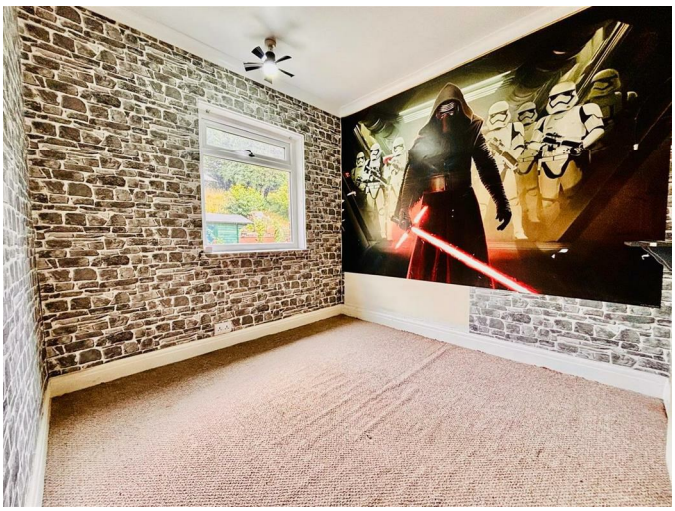
Double glazed window, access to the first floor accommodation, access to the loft space, central heating radiator

Bedroom One:



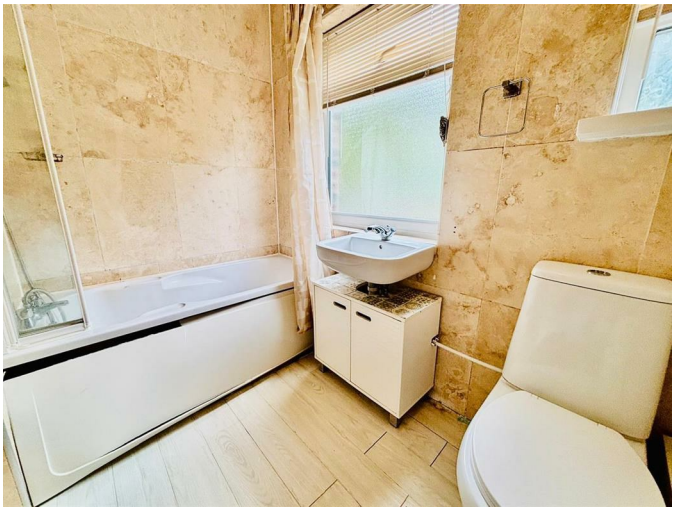
Double glazed window, a large storage cupboard, central heating radiator

Bedroom Two:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with a mixer shower above, low flush WC, wash basin, central heating radiator

TO THE OUTSIDE:

Gardens:





The rear has a good sized tiered garden which comprises of a paved & decked patio & is also fully enclosed. The front garden is open and has access to a driveway.

Off Street Parking / Driveway:



A driveway provides useful off street parking for one family sized car

Council Tax Band & EPC Rating:

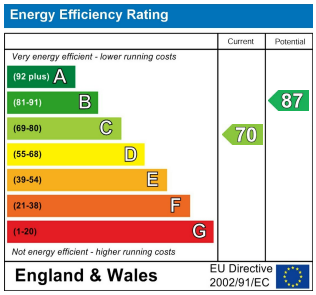
Council Tax Band: B / EPC Rating: C

EPC Link:

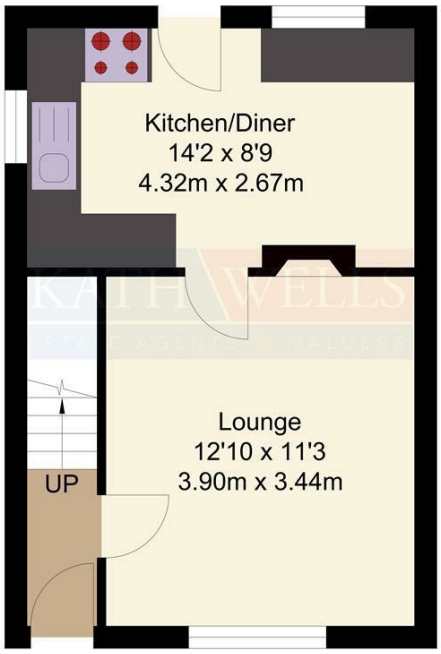
https://find-energy-certificate.service.gov.uk/energy-certificate/8913-7827-2620-3006-6902

Anti-Money Laundering (AML) Checks:

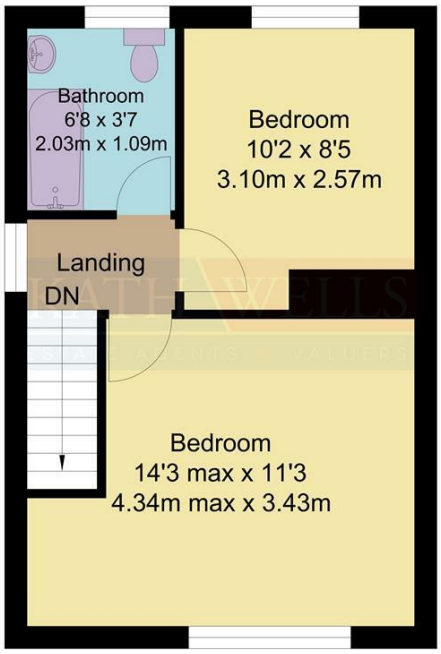
By law, we must carry out Anti-Money Laundering (AML) checks to verify the identity of all buyers once an offer has been accepted. The cost is £35.00 plus VAT (£42.00 total) per buyer, and this fee is payable when your offer is accepted. These checks are a legal requirement for all purchasers.



Floor Plan



Ground Floor
Approx. 28.81 sqm.
(310.10 sqft.)



First Floor
Approx. 28.81 sqm.
(310.10 sqft.)