



8 Pullman Crescent Leeds



4 Bedroom House - Detached £420,000

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

8 Pullman Crescent, Leeds, West Yorkshire, LS12 6EJ

GROUND FLOOR:

Hallway:

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

Cloakroom / WC:



A modern white suite comprising of a low flush WC, wash basin, central heating radiator

Living Room:



Double glazed window, central heating radiator, television point, ample space for a range of living room furniture

Dining Room:



Double glazed French doors opening onto the rear garden / patio, central heating radiator, space for a dining table & chairs

Fitted Breakfast Kitchen:



Double glazed window, double glazed French doors opening onto the rear garden, a modern range of wall, drawer & base units, work surfaces, inset sink & drainer, integrated kitchen appliances (built under electric oven / grill, gas hob, extractor hood, dishwasher) space for an American style fridge freezer, central heating radiator, space for a breakfast table / occasional seating, inset ceiling lights

FIRST FLOOR:

Landing:

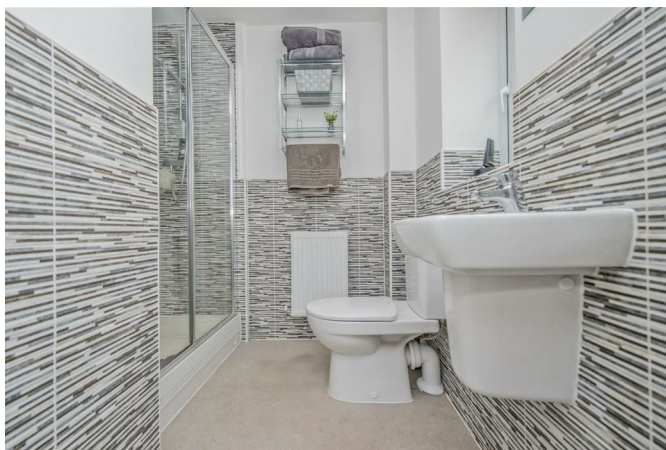
Access to first floor accommodation, storage cupboards

Bedroom One:



Double glazed window, fitted wardrobes / storage, central heating radiator

En-suite Shower Room / WC:



Double glazed window, walk-in shower area with shower & glazed side screen, wash basin, low flush WC, central heating radiator

Bedroom Two:



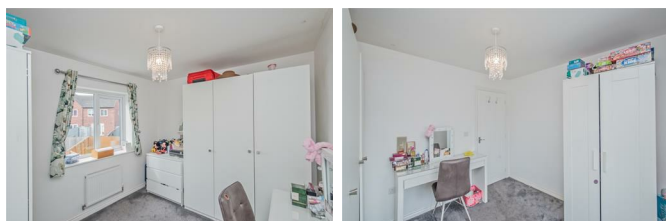
Double glazed window, fitted wardrobes / storage, central heating radiator

En-suite Shower Room / WC:



Double glazed window, walk-in shower area with shower & glazed side screen, wash basin, low flush WC, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator

Bedroom Four:



Double glazed window, central heating radiator

Family Bathroom / WC:

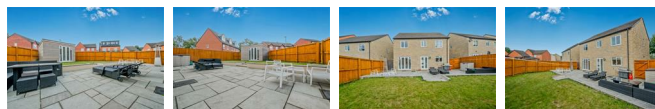


Double glazed window, a modern white suite comprising of a panelled bath, wash basin, low flush WC, central heating radiator, modern tiling

TO THE OUTSIDE:



Gardens:



The front garden is open plan with a lawn & some planting. To the rear the garden is a good size, enclosed by fencing, and has a lawn, a paved patio / seating area, an outside tap, external lighting

Garden Room:



A modern cabin / garden room which could be used as a summer house, playroom, or home office

Single Garage / Off Street Parking / Driveway

A good size driveway provides useful off street parking for several cars & access to a single integral garage. The single garage has a utility area to the rear with plumbing for an automatic washing machine

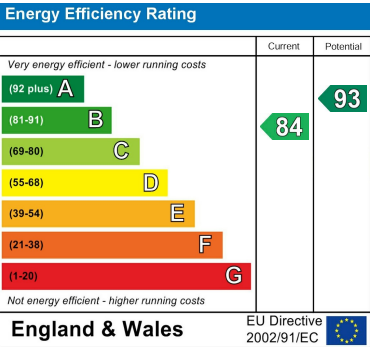
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9748-1911-7359-6718-4960>

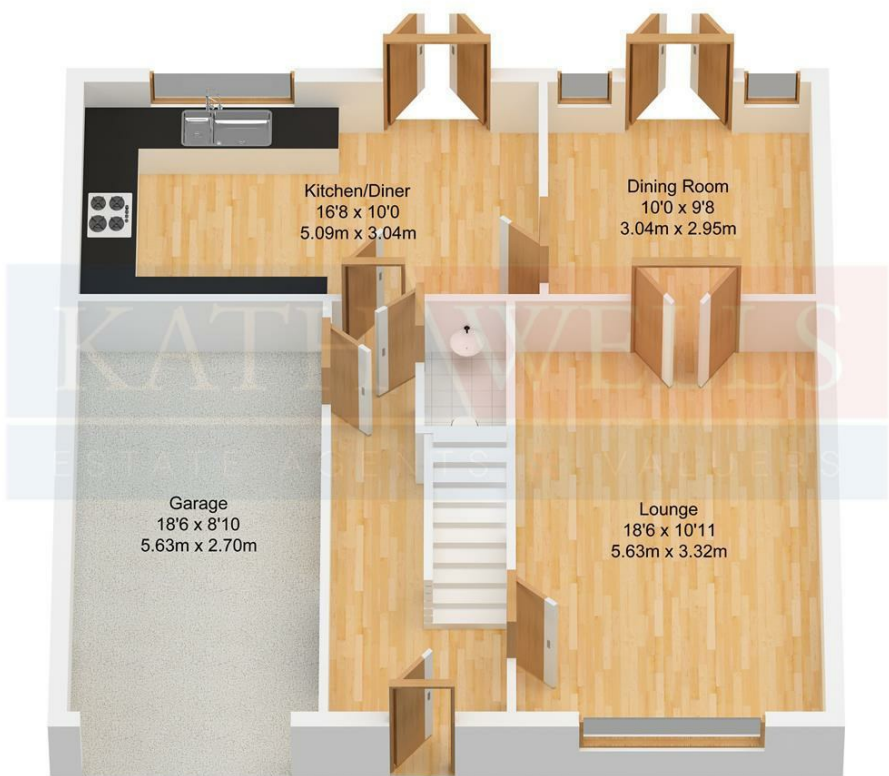
Council Tax Band & EPC Rating:

Council Tax Band: E / EPC Rating: B

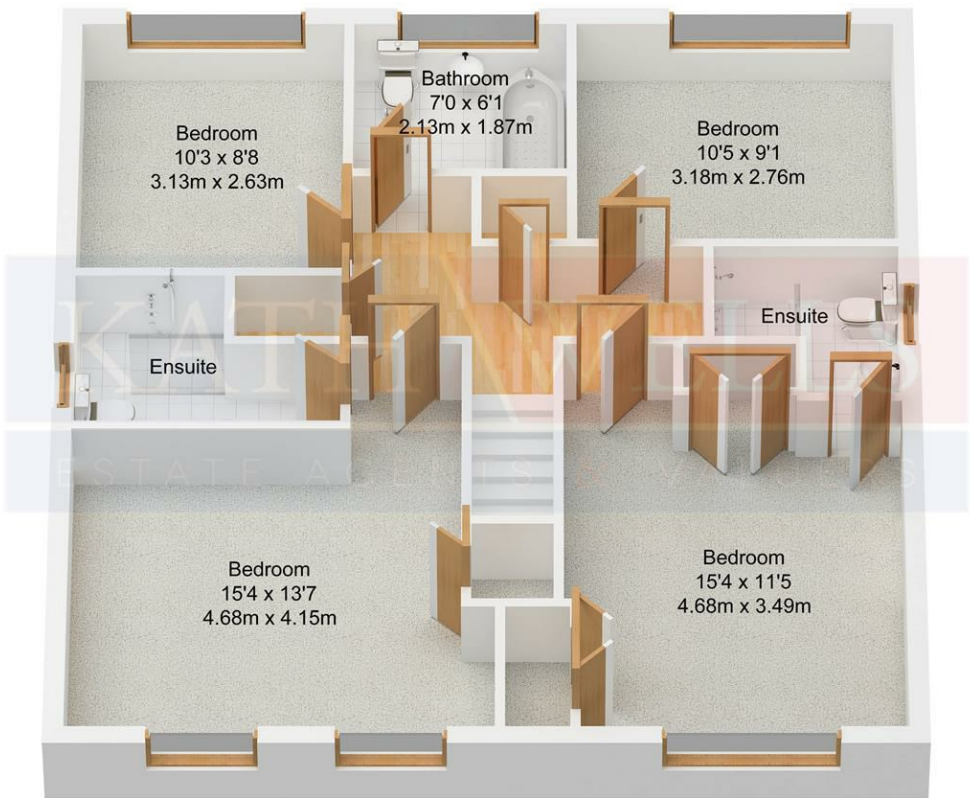
Energy Efficiency Graph



Floor Plan



Ground Floor
Approx. 71.40 sqm.
(768.40 sqft.)



First Floor
Approx. 73.20 sqm.
(787.10 sqft.)