

**86 Leysholme Crescent
Leeds**



**2 Bedroom Bungalow - Semi Detached
£180,000**

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86 Leysholme Crescent, Wortley, Leeds, West Yorkshire, LS12 4HJ

GROUND FLOOR:

ENTRANCE HALLWAY:

Entry via double glazed side door into hallway. Access to all living areas.

Living Room:



Double glazed bay window to front elevation, free standing electric fire and surround, central heating radiator.

Kitchen:



Double glazed window to side elevation. A range of wall, drawer and base units with coordinating worksurfaces, Electric oven and four ring gas hob with extractor over. Space for Fridge and Freezer, plumbing for washing machine, central heating radiator.

Inner Hallway:



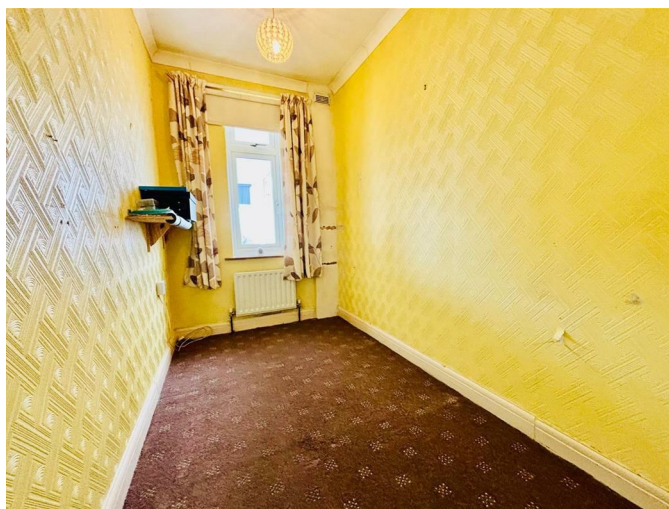
Access to bedrooms, ladder into boarded loft space with velux window.

Bedroom One:



Double glazed patio doors to the rear elevation Central heating radiator, access into conservatory.

Bedroom Two:



Double glazed window to the rear elevation overlooking the garden, central heating radiator.

Bathroom / WC:



Double glazed opaque window to side elevation, a good size wetroom with electric shower, pedestal hand wash basin and low flush WC, fully tiled , chrome towel rail.

Conservatory:



Double glazed conservatory with access to rear gardens.

TO THE OUTSIDE:



Gardens:



To the front elevation an enclosed garden with shrubs and access to the side entrance door via paved driveway. To the rear elevation a fully enclosed garden with a patio area, lawns and planting.

Driveway / Off Street Parking:

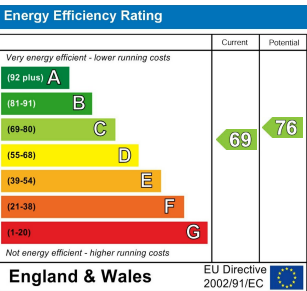
A Paved Driveway for off street parking.

EPC Link:

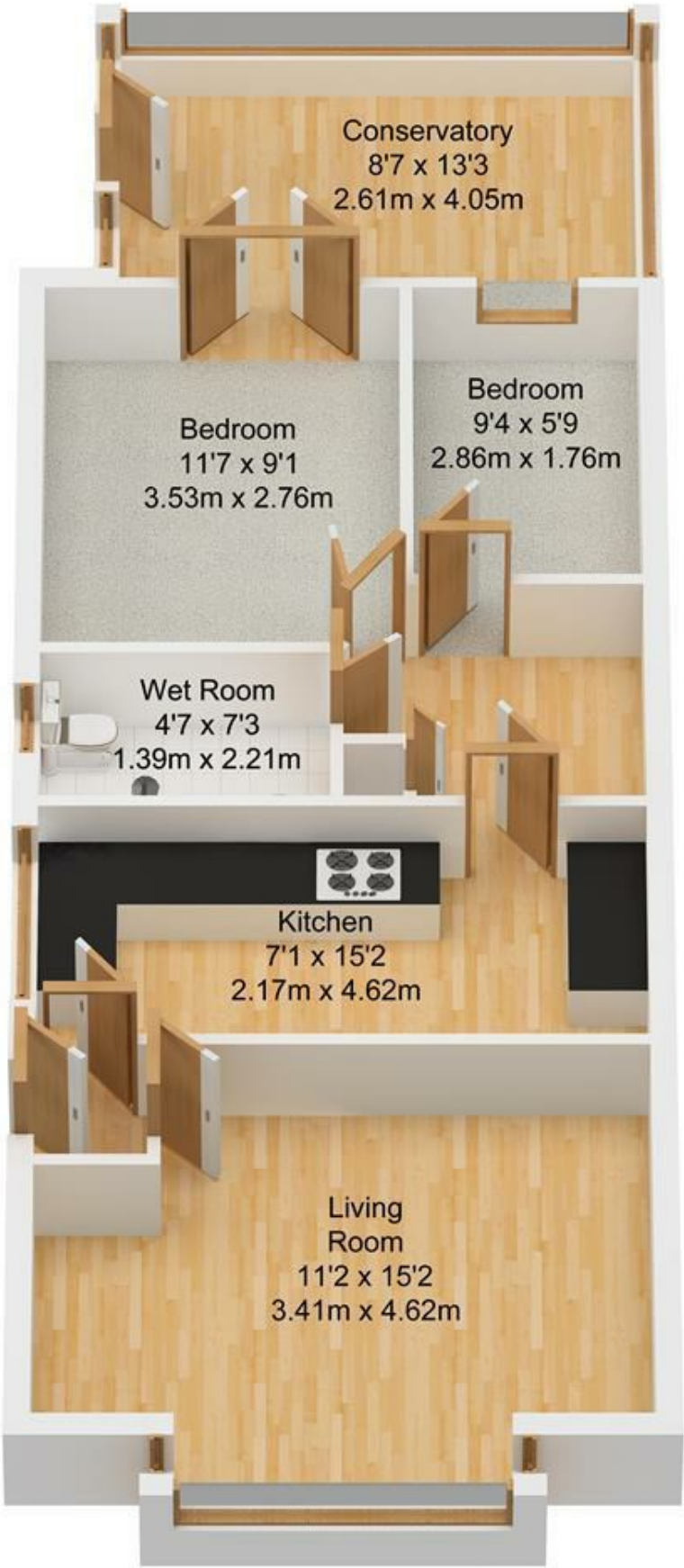
<https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2222-0580-2305-6325>

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: C



Floor Plan



Ground Floor
Approx. 61.50 sqm.
(662.30 sqft.)