

KATH | WELLS

ESTATE AGENTS & VALUERS

3 Moorfield Crescent Leeds



4 Bedroom House - Back to Back £164,995

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

3 Moorfield Crescent, Leeds, LS12 3RX

GROUND FLOOR:

Hallway:

Access via a front entrance door, stairs rising to the first floor

Living Room:



Double glazed window, feature fireplace, central heating radiator

Fitted Kitchen:



Double glazed windows, a range of fitted wall, drawer & base units, work surfaces, breakfast bar, inset sink and drainer, plumbing for an automatic washing machine, space for a fridge / freezer, built under electric oven / grill, hob with an extractor above

Cellars:

Accessed from the kitchen; a useful storage area

FIRST FLOOR:

Landing:

Access to the first floor accommodation, stairs rising to the second floor

Bedroom One:



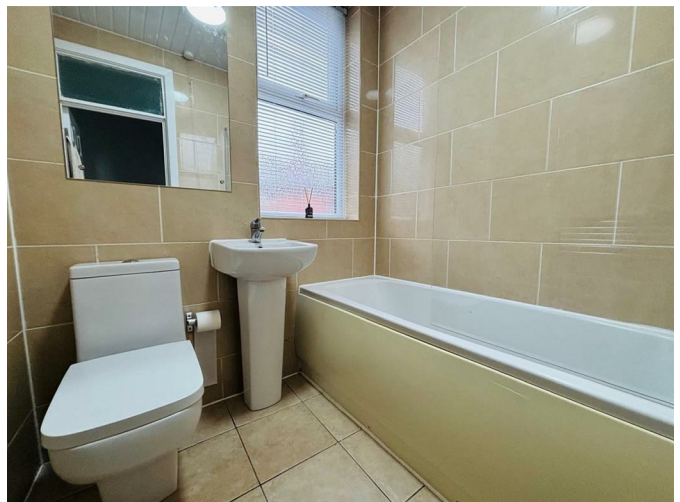
Double glazed window, central heating radiator, original feature fireplace

Bedroom Two:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a modern white suite comprising of a paneled bath with a glazed side screen and a shower above, wash basin, low flush WC, modern tiling

SECOND FLOOR:

Landing:

Access to the second floor accommodation

Bedroom Three:



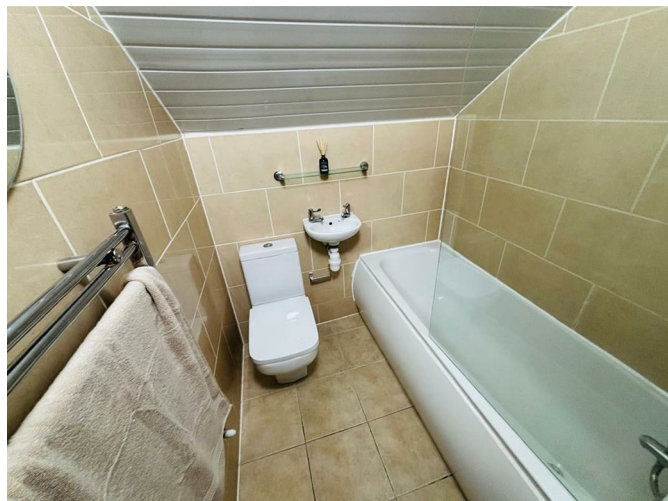
Double glazed Velux window, central heating =radiator

Bedroom Four:



Double glazed Velux window, central heating =radiator

Bathroom / WC:



A modern white suite comprising of a paneled bath with a glazed side screen and a shower above, wash basin, low flush WC, central heating radiator / towel warmer, modern tiling

TO THE OUTSIDE:

The property is street fronted. On street parking is available

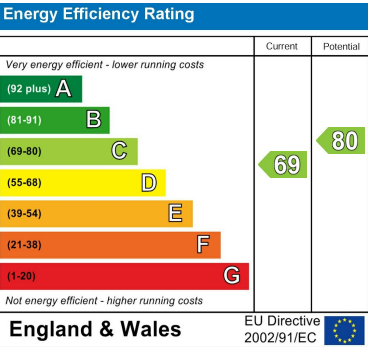
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8000-6236-3002-0124-7106>

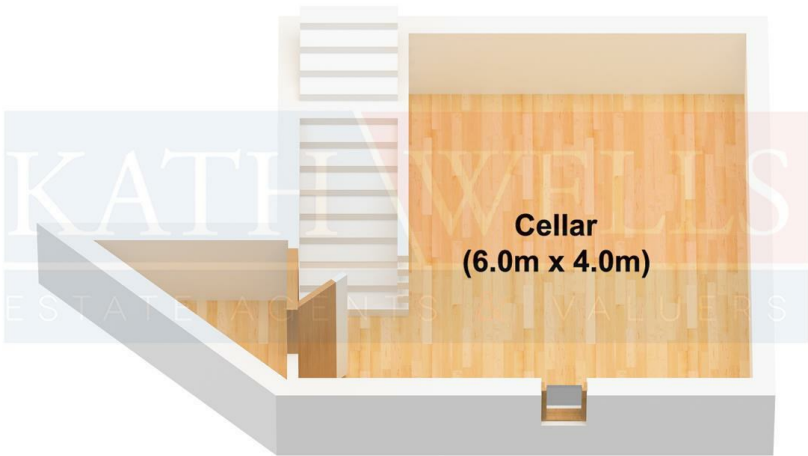
Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: C

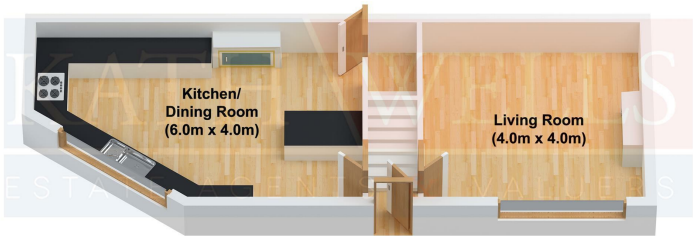
Energy Efficiency Graph



Lower Ground Floor



Ground Floor



First Floor

