



## 10 Kirkdale Crescent Leeds



### 3 Bedroom House - Semi-Detached £160,000

69 Lower Wortley Road  
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## **10 Kirkdale Crescent, Wortley, Leeds, West Yorkshire, LS12 6AS**

### **GROUND FLOOR:**

#### **Hallway:**

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

#### **Living Room:**

Double glazed window, television point, central heating radiator, a fireplace and hearth with a gas fire

#### **Dining Room:**

Double glazed window, central heating radiator, a fireplace and hearth with a gas fire

#### **Fitted Kitchen:**

Double glazed window, a side entrance door giving access to the garden, a range of wall, drawer & base units, work surfaces, built under electric oven / grill, gas hob, extractor hood, plumbing for an automatic washing machine, space for a fridge / freezer

### **FIRST FLOOR:**

#### **Landing:**

Access to the first floor accommodation and to the loft space, double glazed window

#### **Bedroom One:**

Double glazed window, central heating radiator, original fireplace

#### **Bedroom Two:**

Double glazed window, central heating radiator, built in storage

#### **Bedroom Three:**

Double glazed window, central heating radiator

#### **Bathroom / WC:**

Double glazed window, a three piece coloured suite comprising if a panelled bath with an electric shower above, wash basin, low flush WC

### **TO THE OUTSIDE:**

#### **Gardens:**

Being on a corner plot the property benefits from having a large front garden which has two lawn areas and beds containing a variety of shrubs and planting. The rear garden is enclosed. There is access to under-house storage from the side and rear of the property

### **Off Street Parking & Single Garage:**

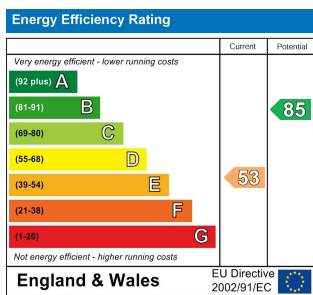
A gated driveway provides useful off street parking and access to a single detached garage

### **EPC Link:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/2010-7618-1040-3205-2705>

### **EPC Rating & Council Tax Band:**

EPC Rating: D / Council Tax Band: B



## Floor Plan