KATH | WELLS

ESTATE AGENTS & VALUERS

29 Lynwood Crescent
Leeds



3 Bedroom House - Semi-Detached
£220,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
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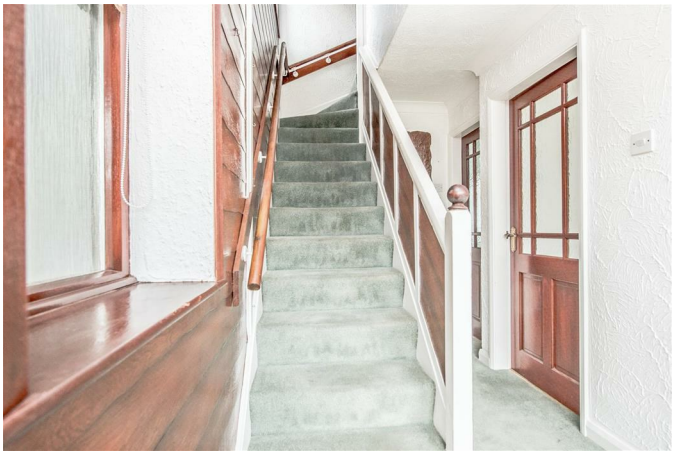
Web Site
www.kathwells.com

email
sales@kathwells.com

29 Lynwood Crescent, Woodlesford, Leeds, LS26 8LJ

GROUND FLOOR:

Entrance Hallway:



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

Living Room:



Double glazed window, fire place & hearth, a good sized living room with space for furniture

Dining Room:





Double glazed window, ample space for a dining table & chairs

Fitted Kitchen:





Double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas hob with an extractor hood above, built under oven / grill, inset sink & drainer, ample space for a fridge / freezer

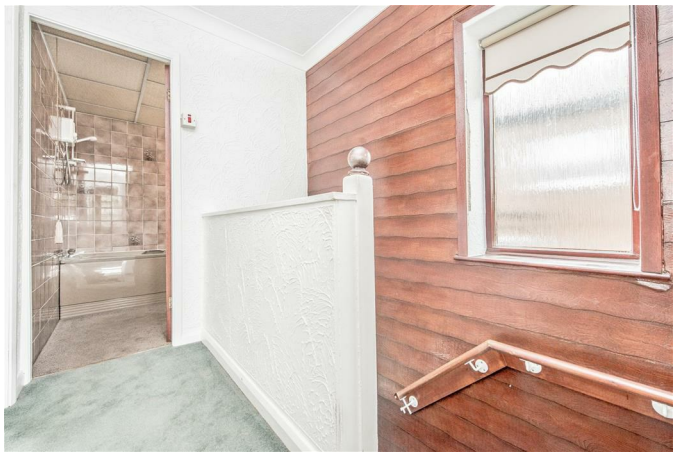
Utility Room:



Part glazed door giving access to the rear, double glazed window, plumbing for an automatic washing machine

FIRST FLOOR:

Landing:



Double glazed window, access to the first floor accommodation, access to a loft space

Bedroom One:




Double glazed window, storage cupboard, a good sized double bedroom

Bedroom Two:




Double glazed window, storage cupboard

Bedroom Three:



Double glazed window

Bathroom / WC:



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

TO THE OUTSIDE:

Gardens:





The front garden is enclosed is fully paved & mainly low maintenance. The rear garden is a good size and comprises of a lawn, a storage shed & is fully enclosed.

Off Street Parking / Driveway:



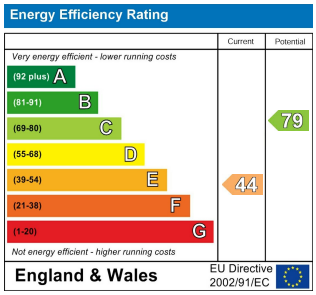
A driveway provides useful off street parking for three cars.

EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/7307-3216-8002-0308-7702

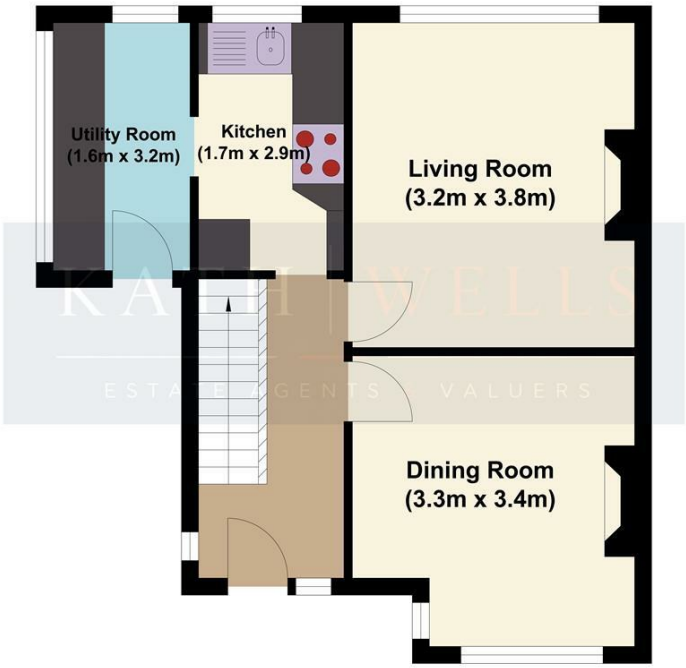
Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: E



Floor Plan

Ground Floor



First Floor

