

**35 Gotts Park Avenue
Leeds**



**3 Bedroom House - Semi-Detached
£269,995**

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

35 Gotts Park Avenue, Armley, Leeds, West Yorkshire, LS12 2RW

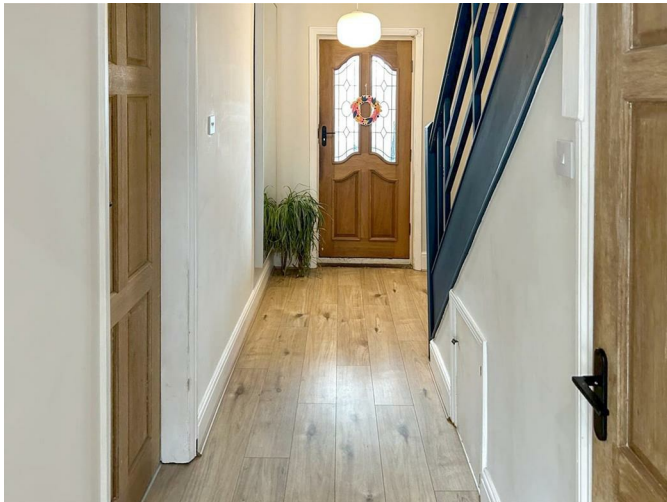
GROUND FLOOR:

Entrance Porch:



A double glazed entrance porch with a dwarf wall, laminated flooring, an ideal space for boots and coats

Hallway:



Access via a part glazed (leaded lights) front entrance door, stairs rising to the first floor, under-stair cupboard, part glazed internal door to family room

Cloakroom / WC:



Double glazed window, a modern white suite comprising of a low flush WC, wash basin, storage cupboard, spotlights

Family Room / Fitted Kitchen / Dining Area:

Extended to the rear to create a welcoming and spacious open plan family room with a fitted kitchen and breakfast bar, a dining area, and a sitting area with a log burning stove:

Fitted Kitchen:



Fitted Kitchen: Double glazed window, double glazed Velux window, a modern range of fitted wall, drawer & base units, work surfaces, breakfast bar, built under electric oven / grill, gas hob, extractor hood, 1 1/4 bowl stainless steel sink and drainer, space for an American style fridge / freezer, plumbing for an automatic washing machine and a dishwasher.

Dining Area:



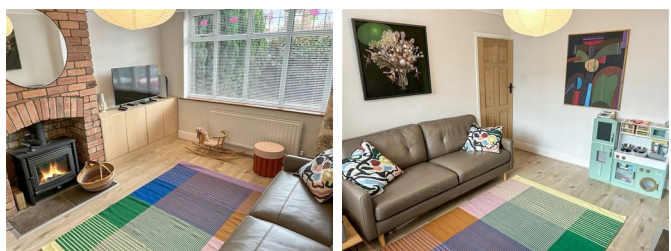
Double glazed patio doors opening onto the rear garden, double glazed Velux window, central heating radiator, ample space for a dining table and chairs, central heating radiator

Sitting Area:



A brick chimney breast and fireplace with a multi-fuel stove, television point, ample space for a range of living room furniture

Living Room:



Double glazed window, an exposed chimney breast with a fireplace and hearth, log burning stove (may be included subject to offer), laminated flooring, television point, central heating radiator

FIRST FLOOR:

Landing:



Double glazed window, access to the first floor

Bedroom One:



Double glazed window, central heating radiator, fitted wardrobes, ample space for a range of bedroom furniture

Bedroom Two:



Double glazed window, central heating radiator, access to the loft room

Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a recently fitted modern suite comprising of a free-standing bath with free-standing taps, a glazed shower cubicle with a plumbed shower (rainfall head and shower wand), low flush WC, wash basin set into a vanity unit, ladder style central heating radiator / towel warmer, spotlights

Loft Room:

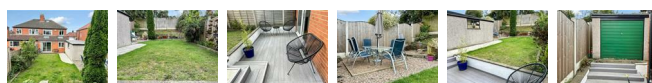


Accessed via a staircase from bedroom two, double glazed Velux window

TO THE OUTSIDE:



Gardens:



The front garden is enclosed by a low wall and fencing and has low maintenance areas and a variety of planted shrubs. The rear garden is a good size and benefits from having a large lawn, low maintenance area, a decked seating area, planted beds, external lighting, and a storage garage

Driveway / Off Street Parking:

A good sized driveway providing useful off street parking for up to four family sized cars

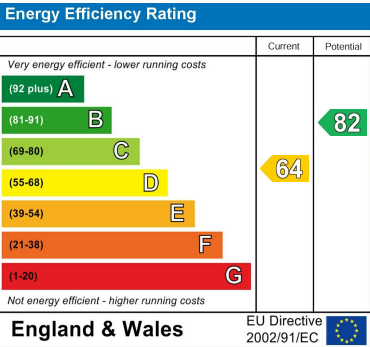
Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8502-3427-1022-6097-9603>

Energy Efficiency Graph



Floor Plan



Ground Floor
Approx. 53.80 sqm.
(579.09 sqft.)



Second Floor
Approx. 18.70 sqm.
(201.28 sqft.)