



115 Dixon Lane Leeds



3 Bedroom House - Semi-Detached £239,995

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115 Dixon Lane, Leeds, West Yorkshire, LS12 4AA

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, central heating radiator, television point, a fireplace and hearth with an electric fire

Dining Room:



Double glazed window, central heating radiator, a fireplace and hearth with a living flame coal effect fire, ample space for dining and living room furniture

Fitted Kitchen:



Double glazed windows, a part glazed external door giving access to the rear garden, a range of fitted wall, drawer & base units, work surfaces, a stainless steel sink and drainer, gas hob with an extractor above, electric oven / grill, integral automatic washing machine, integral fridge

FIRST FLOOR:

Landing:

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

Bedroom One:



Double glazed window, central heating radiator, a range of fitted wardrobes and bedroom furniture

Bedroom Two:



Double glazed window, central heating radiator, a range of fitted wardrobes and bedroom furniture

Bedroom Three:



Double glazed window, central heating radiator

Shower Room:



Double glazed window, wash basin, a walk-in shower area with a glazed side screen and a plumbed shower, ladder style central heating radiator / towel warmer, storage cupboards

Separate WC:



Double glazed window, low flush WC

TO THE OUTSIDE:

Gardens:



The front garden is a good size and has a lawn and planted beds. The rear garden is large, enclosed by hedging and has two lawns, a seating area / patio, a variety of ornamental shrubs and planting, and an outside tap.

Detached Garage / Off Street Parking / Driveway:



A driveway provides useful off street parking for several family cars and access to a single detached garage.

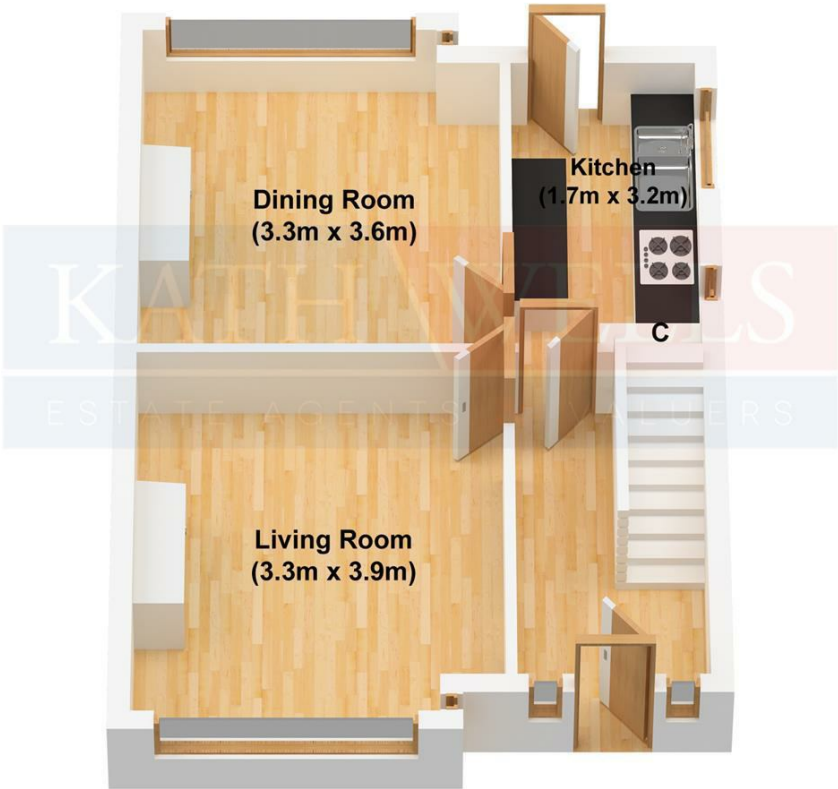
Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: tba

EPC Link:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor

