

## **39 Cross Lane Leeds**



**2 Bedroom Cottage - Terraced  
£174,995**

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
Tel: 0113 231 1033  
Fax: 0113 203 8333

**Web Site**  
[www.kathwells.com](http://www.kathwells.com)

**email**  
[sales@kathwells.com](mailto:sales@kathwells.com)

# 39 Cross Lane, Farnley, Leeds, West Yorkshire, LS12 5AA

## GROUND FLOOR:

### Office Room / Playroom:



Double glazed window, central heating radiator, ample space for a home office / playroom, can also be used as a dining room

### Living Room:



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

### Fitted Dining Kitchen:



Part glazed rear door giving access to the rear garden, double glazed window, a range of fitted wall, drawer & base units, work surfaces, freestanding gas cooker with a built under oven / grill and an extractor above, an inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, access to the basement / cellar

### Cellar:

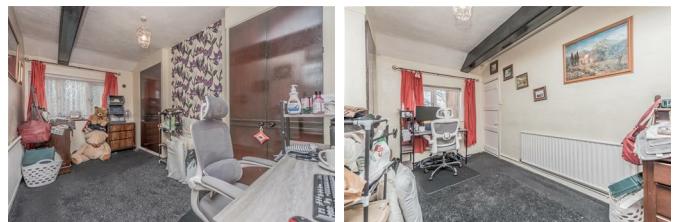
A useful storage area accessed from the dining kitchen

## FIRST FLOOR:

### Landing:

Access to first floor accommodation

### Bedroom One:



Double glazed window, central heating radiator, built in wardrobes

### Bedroom Two:



Double glazed window, central heating radiator, ample space for bedroom furniture

### Shower Room / WC:



A white suite comprising of a glazed shower cubicle with a plumbed shower above, low flush WC, wash basin, a built in storage cupboard

### Additional First Floor Room:

This room is currently being used as third bedroom and can be also used as a home office as well as a play room

### Gardens:



To the rear there is a garden which is laid to lawn, fully enclosed and has an outside tap

## TO THE OUTSIDE

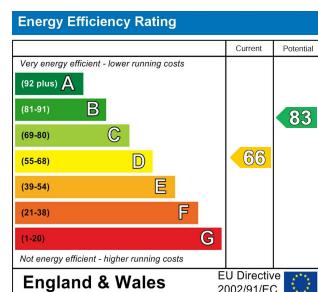


### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2050-8609-4060-5200-8701>

### Council Tax Band / EPC Rating:

Council Tax Band: B / EPC Rating: D



## Floor Plan