



6 Cornstone Fold Leeds



3 Bedroom House - Detached £299,995

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6 Cornstone Fold, Farnley, Leeds, West Yorkshire, LS12 5SX

GROUND FLOOR:

Entrance Hallway:

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

Cloakroom / WC:



Double glazed window, a white suite comprising of a low flush WC, wash basin, central heating radiator

Living Room:



Double glazed window, television point, inset ceiling lights, semi open plan to the dining kitchen, double doors through to the games room / family area, under-stairs storage cupboard, wall mounted electric fire

Fitted Dining Kitchen:



Double glazed windows, a modern range of fitted wall, drawer & base units, work surfaces, integral kitchen appliances (electric oven / grill, microwave, gas hob, extractor hood), space for a fridge / freezer, plumbing for an automatic washing machine and a dishwasher, inset ceiling lights, ample space for a dining table and chairs, French doors opening onto the rear garden, central heating radiator

Games Room / Family Area:



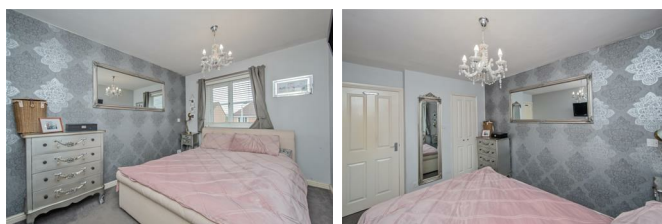
Double glazed French doors opening onto the rear garden, double glazed window, television point, central heating radiator

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation, access to a part boarded loft space is gained via a pull down loft ladder.

Bedroom One:



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

En-suite Shower Room / WC:



Double glazed window, a modern white suite comprising of a walk-in shower area with a glazed side screen and plumbed shower, low flush WC, wash basin, ladder style central heating radiator / towel warmer, modern tiling

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a glazed side screen and plumbed shower, low flush WC, wash basin set into a vanity unit, ladders style central heating radiator / towel warmer, modern tiling

TO THE OUTSIDE

Drive / Parking:



A driveway provides useful off street parking

Gardens:



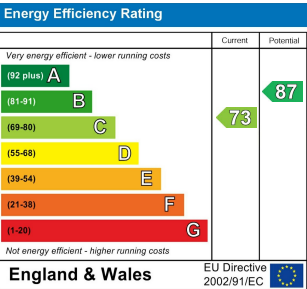
The front garden is open plan and has a lawn, a block paved garden path and some planting. The rear garden is enclosed by fencing and has a lawn, a block paved patio / seating area, some planting, a garden shed

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2000-1055-6050-6208-4791>

Council Tax Band & EPC Rating:

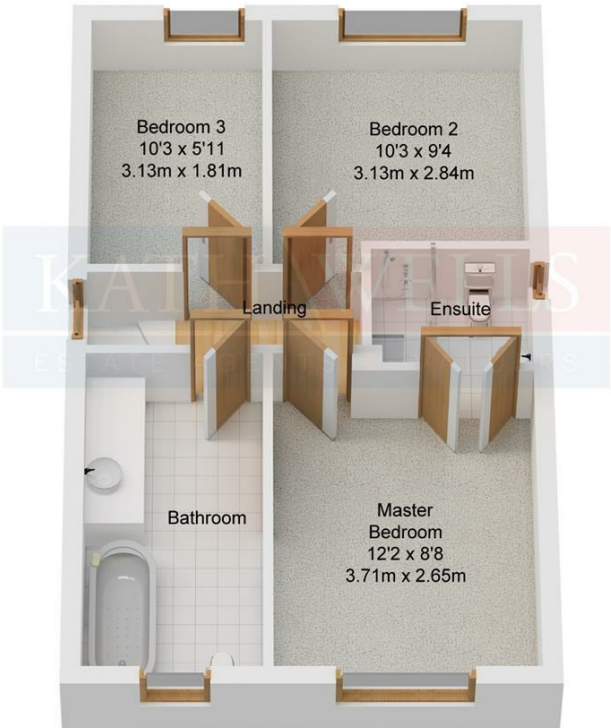
Council Tax Band: D / EPC Rating: C



Floor Plan



Ground Floor
Approx. 54.59 sqm.
(587.60 sqft.)



First Floor
Approx. 36.20 sqm.
(389.65 sqft.)