

**67 Cliffe Park Crescent
Leeds**



**1 Bedroom Flat
£110,000**

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
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67 Cliffe Park Crescent, Wortley, Leeds, West Yorkshire, LS12 4XA

Private Entrance Hallway:

Hallway:

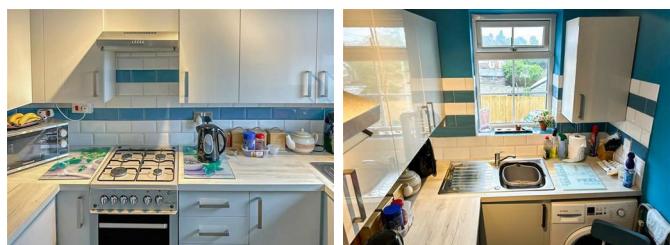
Access is via a part glazed front entrance door. Access to the bedroom and shower room / WC.

Living / Dining Room:



Double glazed window to the front elevation, marble hearth with electric fan assisted stove with shelf above, central heating radiator, television aerial and telephone connection points, laminate flooring .

Fitted Kitchen:



A modern range of modern high gloss wall, drawer and base units, built under electric oven / grill, four ring gas hob with extractor fan above, stainless steel sink, drainer and mixer tap, tiling to the splashbacks, plumbing for an automatic washing machine, double glazed window to the front elevation,

Bedroom:



Double glazed window to the rear elevation, central heating radiator, good size double bedroom,

Shower Room / WC:



A three piece white bathroom suite comprising of a large walk in shower area with plumbed shower, wash basin with high gloss vanity unit and a WC, good size airing / storage cupboard, laminated wood flooring.

TO THE OUTSIDE:

Private Garden:



There is an enclosed low maintenance rear garden with an artificial lawn, a paved patio and raised flowerbeds

Parking Space:

Designated parking available providing useful off street parking

EPC LINK:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8434-7520-2659-2827-3902>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	74	75
(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	

Floor Plan



Ground Floor
Approx. 3.81 sqm.
(41.01 sqft.)