

20 Kirkdale Terrace Leeds



**3 Bedroom House - Semi-Detached
£219,995**

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20 Kirkdale Terrace, Wortley, Leeds, West Yorkshire, LS12 6BA

GROUND FLOOR:

Hallway:

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

Living Room:



Double glazed window, television point, a fireplace and hearth with a living flame coal effect fire, laminated flooring

Fitted Dining Kitchen & Utility Area:



Double glazed window, external door giving access to the garden, a range of fitted wall, drawer & base units, wood work surfaces, an inset 1 1/4 bowl sink and drainer, a free-standing oven / cooker with an extractor above, integral fridge, inset ceiling lighting, laminated flooring, utility area with plumbing for an automatic washing machine and space for a tumble dryer, ample space for a dining table and chairs, vertical modern central heating radiator

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, television point, laminated flooring

Bedroom Two:



Double glazed window, central heating radiator, stripped floorboards, access to the loft space, built in storage cupboards

Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a modern recently fitted white suite comprising of a panelled bath with central taps, a glazed side screen and a plumbed shower above, wash basin set into a vanity unit, low flush WC, a modern vertical central heating radiator

TO THE OUTSIDE:

Gardens:



The front garden is enclosed by a low wall and mainly low maintenance. The rear garden is enclosed and low maintenance with seating areas and an outside tap.

Off Street Parking / Single Garage / Carport:



A gated driveway provides useful off street parking for several cars. A covered carport provides additional parking. The single garage has been converted to a storage garage.

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0978-0207-1905-1214-2604>

Council Tax Band / EPC Rating:

Council Tax Band: B / EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(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



First Floor

