

20 Kirkdale Terrace Leeds



3 Bedroom House - Semi-Detached £219,995

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

Web Site
www.kathwells.com

email
sales@kathwells.com

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:



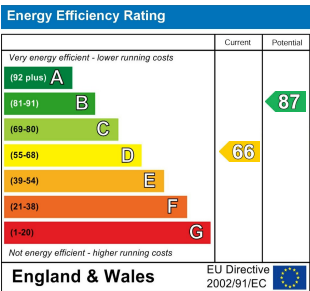
A gated driveway provides useful off street parking for several cars. A covered carport provides additional parking. The single garage has been converted to a storage garage.

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



Ground Floor



First Floor

