KATH | WELLS

ESTATE AGENTS & VALUERS

# 8 Barkers Well Fold
# Leeds




## 4 Bedroom House - Detached
## £525,000

69 Lower Wortley Road
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Leeds
West Yorkshire
LS12 4SL
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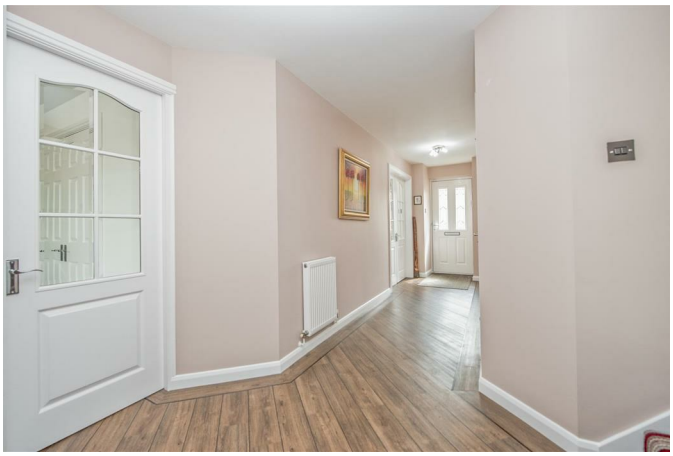
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# 8 Barkers Well Fold, New Farnley, Leeds, West Yorkshire, LS12 5TR

## GROUND FLOOR:

### Hallway:



Access via a part glazed front entrance sdoor, two central heating radiattors, stairs rising to the first floor, storage cupboard, access to the integral garage

### Cloakroom / WC:



Double glazed window, a modern white suite comprising of a low flush WC, wash basin, ladder style central heating radiator / towel warmer, half tiled walls

### Living Room:




Doubloe glazed window, Karndean Flooring, part glazed double internal doors through to the hallway & family room, central heating radiator, a fireplace and hearth with an inset electric fire

### Fitted Kitchen:






Semi open plan to the Family Area / Dining Room, double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, a range of integral kitchen appliances (electric hob, modern extractor hood, eye level double oven / grill, fridge / freezer, dishwasher), plumbing for an automatic washing machine, an inset sink and drainer, wine cooler / fridgeinset ceiling lights, pelmet lighting, Karndean Flooring

### Family Area / Dining Room:






Extended to the rear, double glazed window, double glazed Velux windows, double glazed bi-fold doors opening onto the rear garden, modern vertical central heating radiators, ample space for a diing table & chairs, ample space for sofas & sitting room furniture, Karndean Flooring, television point, inset ceiling lights, a good sized room ideal for dining and entertaining

## FIRST FLOOR:

## Landing:



Double glazed window, access to the first floor accommodation, access to an insulated loft space, storage cupboard, central; heating radaitor

## Bedroom One:





Double glazed window, central heating radiator, a range of fitted wardrobes / storage

## En-suite Shower Room / WC:



Double glazed window, a modern white suite comprising of a walk-in shower cubicle with a plumbed shower, wash basin and WC srt into a vanity unit with storage, inset ceiling lights, extractor fan, central heating radiator

## Bedroom Two:




Double glazed window, central heating radiator, a range of fitted wardrobes / storage

## En-suite Shower Room:



Double glazed window, a part glazed shower cubicle with a plumbed shower, wash basin, central heating radiator

## Bedroom Three:




Double glazed window, central heating radiator, a range of fitted wardrobes / storage

## Bedroom Four:



Double glazed window, central heating radiator

## Family Bathroom / WC:



Double glazed window, a newly fitted modern white suite comprising of a panelled bath with a glazed side screen and a plumbed shower above (rainfall head and shower wand), low flush WC, wash basin set into a vanity unit, ladder style central heating radiator / towel warmer

## TO THE OUTSIDE:



## Off Street Parking / Driveway / Integral Single Ga

A driveway provides useful off street parking and access to a single integral garage with an up and over door. The garage has power and light and internal access to teh hallway

## Gardens Front & Rear:



The front garden is open plan and has two lawns, planted ornamental shrubs, a semi mature ornamental tree and access via a side gate to teh rear garden. The rear garden is a good size and has a lawn, a decked patio area, a circular patio, ornamental planting, external lighting, and an outside tap

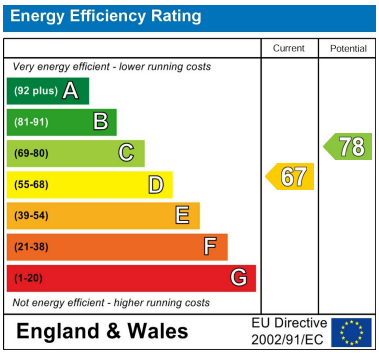
## Council Tax Band & EPC Rating:

Council Tax Band: E / EPC Rating: D

## EPC Link:

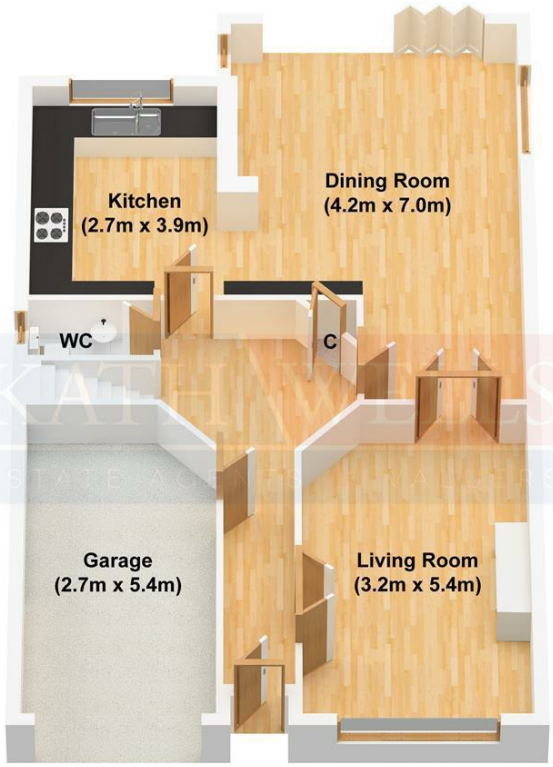
https://find-energy-certificate.service.gov.uk/energy-certificate/0720-9240-0573-7003-0613

# Energy Efficiency Graph



## Floor Plan

### Ground Floor




### First Floor

