KATH | WELLS

ESTATE AGENTS & VALUERS

# 26 Kirkdale Avenue
# Leeds




## 3 Bedroom House - Semi-Detached
## £230,000

69 Lower Wortley Road
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# 26 Kirkdale Avenue, Wortley, Leeds, West Yorkshire, LS12 6AP

**GROUND FLOOR:**

**Entrance Hallway:**



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

**Living Room / Dining Area:**





Double glazed window, television point, free standing electrical fire, ample space for a range of living & dining room furniture, access to the conservatory via double glazed sliding doors

**FItted Kitchen:**




Double glazed window, a part glazed side door giving access to the side garden, a range of fitted wall, drawer & base units, work surfaces, cooker point, extractor above, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, a good sized storage cupboard, ladder style central heating radiator / towel warmer

**Conservatory:**




Double glazed external doors giving access to the rear, double glazed windows

**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, a range of fitted wardrobes / storage cupboards

**Bedroom Two:**




Double glazed window, central heating radiator, a range of fitted wall, drawer & base units, fitted wardrobes

**Bedroom Three:**



Double glazed window, central heating radiator, a good sized single bedroom

**Shower Room:**



Double glazed window, a glazed shower cubicle with a plumbed shower above, wash basin, ladder style central heating radiator / towel warmer

**Separate WC:**



Double glazed window, low flush WC

**TO THE OUTSIDE:**




**Gardens:**



There are gardens to three sides of the property. The front garden comprises of a lawn & is fully enclosed. The rear garden is a great size & also comprises of a lawn as well as being part paved & fully enclosed & includes a useful outside storage shed. There is also a garden to the side of the property which contains a well kept lawn.

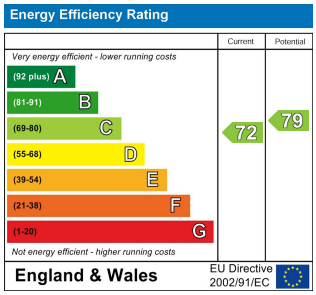
**Council Tax Band & EPC Rating:**
Council Tax Band: B / EPC Rating: C

**Off Street Parking / Driveway / Detached Garage:**

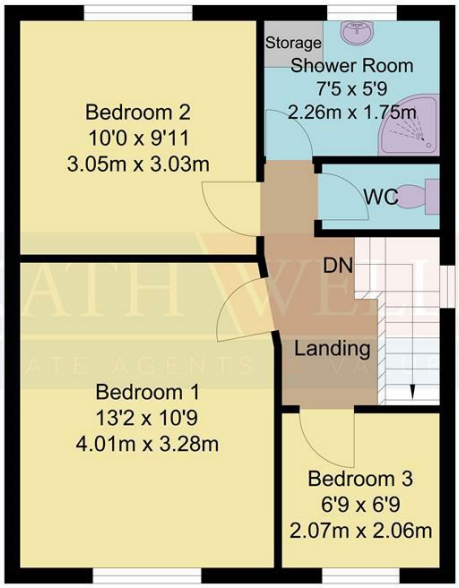


A private driveway provides useful off street parking for three family sized cars. A good sized detached garage also provides additional parking, as well as a useful outside storage space.

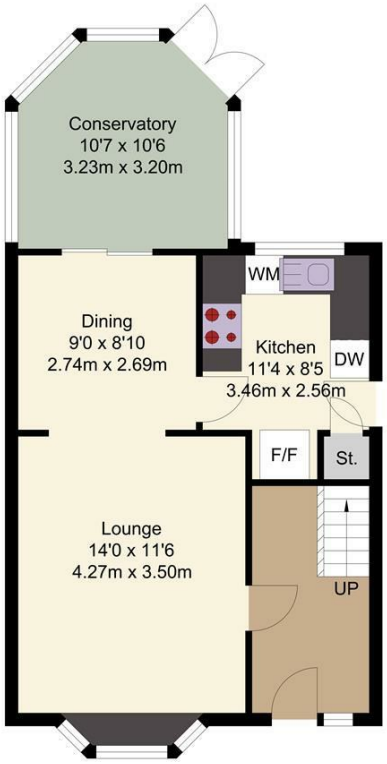
**EPC Link:**
https://find-energy-certificate.service.gov.uk/energy-certificate/2036-7223-5600-0733-4206



## Floor Plan




First Floor
Approx. 38.18 sqm.
(410.96 sqft.)




Ground Floor
Approx. 48.71 sqm.
(524.31 sqft.)