

34 Kirkdale Mount Wortley



Two Bedroom Semi Detached Offers in the region of: £119,995

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34 Kirkdale Mount Wortley, LS12 6AZ

* EXTENDED SEMI * * IDEALLY
LOCATED * * WELL PRESENTED * * DG
& CH * * MODRN FITTED KITCHEN
WITH INTEGRAL APPLIANCES * *
AMERICAN STLE FRIDGE / FREEZER * *
GARDENS * * OFF STREET PARKING *

A well presented TWO BEDROOM SEMI DETACHED property which has been EXTENDED to the GROUND FLOOR to create a LARGE DINING KITCHEN with an ample range of fitted units and some INTEGRAL APPLIANCES including an AMERICAN STYLE FRIDGE FREEZER with filtered water and an ice maker. Briefly throughout the property comprises of a SIDE PORCH with access to the HALLWAY, a good sized LIVING ROOM, an extended DINING KITCHEN, TWO DOUBLE BEDROOMS and a BATHROOM / WC with a white suite. Externally this property has GARDENS to the front and rear and a DRIVEWAY providing useful OFF STREET PARKING for several cars. With the added benefits of DOUBLE GLAZING and GAS FIRED CENTRAL HEATING this property would make an ideal purchase for a variety of buyers wishing to live within commuting distance of Leeds City centre and with easy access to the motorway networks. Local amenities and well regarded schools are within walking distance. Internal viewing can be arranged by contacting the office on 0113 231 1033 / . 0113 252 3322 / 01274 610 787 / sales@kathwells.com. EPC Rating:

The Property Benefits From:

Close to Local Amenities / Motorway Links, Double Glazing, Gas Central Heating, Gardens, Off Street Parking / Driveway, Modern Fitted Kitchen, Some Integral Kitchen Appliances, Well Presented

The Property Comprises of:

Side Porch, Hallway, Living Room, Extended Dining Kitchen, Two Bedrooms, Bathroom / WC

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR:

Entrance Porch:

A part glazed porch to the side of the property with a wooden entrance door

Hallway:

Access from the side porch via a part glazed entrance door.

Living Room:

13'11" x 13'01" (4.24m x 3.99m)

Double glazed window to the front elevation, laminated flooring, a fire surround and hearth with an inset coal effect living flame gas fire, television point with connections for Sky, central heating radiator, ceiling coving



Extended Fitted Dining Kitchen: **15'09" x 15'08" (4.80m x 4.78m)**

Double glazed windows to the rear elevation, double glazed French doors providing access to the garden, a modern range of fitted wall, drawer & base units, complimentary work surfaces, double electric oven / grill, a five burner gas hob with a modern extractor

above, an inset 1 ¼ bowl stainless steel sink and drainer with a mixer tap, plumbing for an automatic washing machine, integrated dishwasher, an American style fridge / freezer



FIRST FLOOR:

Landing:

Access to the first floor accommodation

Bedroom One:

11'10" x 10'10" (3.61m x 3.30m)

Double glazed window to the front elevation, central heating radiator



Bedroom Two:

8'09" x 7'04" (2.67m x 2.24m)

Double glazed window to the rear elevation, central heating radiator



Bathroom / WC:

12'01" x 4'09" (3.68m x 1.45m)

Double glazed window to the side elevation, a white suite comprising of a panelled bath with a shower above, pedestal wash basin, low flush WC, inset ceiling lighting, central heating radiator



TO THE OUTSIDE:

Drive / Off Street Parking:

A driveway runs to the side of the property providing useful off street parking

Gardens:

The front garden is enclosed by a low wall and has a lawn. The rear garden is enclosed and decked to provide a good sized seating area



Directions:

From our Wortley office proceed down Lower Wortley Road to the traffic lights, proceed across into Branch Road, turn left into Whitehall Road, turn right into Prince Edward Road, continue to the "T" junction and turn left into Kirkdale Grove, take the third left turning into Kirkdale Mount where number 34 can be found signified by our FOR SALE SIGN

Mortgages:

Trust Financial Solutions Ltd is based in our offices and can offer a whole of market mortgage advice service to our clients. Whether you're buying for the first time, moving up the property ladder or buying for investment, Trust will give you advice on a competitive range of mortgage and protection plans to suit your specific needs. They will then keep you updated every step of the way and provide an ongoing service as your financial needs change.

Kath Wells Estate Agents introduces to Trust Financial Solutions Ltd for the purpose of arranging and advising on mortgages and protection. Trust Financial Solutions Ltd is an appointed representative of First Complete Ltd which is regulated and authorised by the Financial Conduct Authority.

In general, Buy to Let mortgages are not regulated by the Financial Conduct Authority,

Viewing:

Strictly by appointment with Kath Wells Estate Agents on 0113 231 1033

Internet:

Properties for sale can be viewed on the "World Wide Web", www.kathwells.com

E-mail: sales@kathwells.com

THINKING OF SELLING?

Should you be thinking of selling your property please contact us as soon as possible to arrange for a free valuation, we may already have a potential buyer waiting for your home.

Reference: 7011 - 08 September 2017

Please note:

The above measurements are approximate and may have been taken using an electronic measure and whilst believed to be fair representation may be subject to mechanical error. We have not carried out a detailed professional survey. Services, fixtures, equipment referred to in the sales details and appliances mentioned, including central heating systems and other gas/electrical fittings have not been tested by ourselves and working order cannot therefore be confirmed, nor can any warranty be given as to their condition. It is your own responsibility to ensure you are fully aware of the condition of the property you are buying before legal commitment, it is always recommended that you arrange your own independent survey, if you fail to do so you should be aware of the risks you are taking. The sales particulars have been compiled from observation and discussion with the vendor of the property, items described in the sales particulars are included in the sale, all other items are specifically excluded and certain items that appear in any photograph may not be included.

These details have not yet been checked or approved by the vendor and may be subject to change!!

