

Kingston Gardens, Leeds



£1,000 Per Calendar Month



3



1



1



64


We are proud to present this charming three bedroom semi detached property located in this ever popular area of East Leeds. This good sized family home is local to all amenities, close access to The Cross Gates Centre and The Springs retail outlet. Excellent transport links to the motorway network as well as the local train station.



- Available Now
- Entrance Lobby
- Spacious Lounge
- Dining Kitchen
- Three First Floor Bedrooms
- Family Bathroom
- Gardens Front and Rear
- Central Heating
- EPC Grade D
- Council Tax Band D

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  **CASTLE DWELLINGS**

Entrance Hallway

With laminate flooring, central heating radiator and staircase leading to first floor rooms

Lounge

12'0" x 10'8" (3.66 x 3.25 (3.65 x 3.24))

A good size living room located to the front of the property with laminate flooring, TV, telephone point and central heating radiator

Kitchen/Diner

14'7" x 12'6" (4.45 x 3.81)

Fitted with a range of modern base and wall units housing inter grated oven and hob, stainless steel sink unit with mixer tap over. plumbing for washing machine. Central heating radiator

First Floor Landing

Master bedroom

12'2" x 9'9" (3.71 x 2.97)

A double bedroom located to the front. Central heating radiator

Bedroom 2

10'4" x 10'2" (3.15 x 3.10)

Double bedroom overlooking the rear garden. Central heating radiator.

Bedroom 3

7'3" x 5'11" (2.21 x 1.80 (2.22 x 1.81))

with telephone point and central heating radiator

Family Bathroom

7'1" x 5'7" (2.16 x 1.70 (2.17 x 1.69))

With 3 piece suite with tiled surround comprising paneled bath with shower over wash hand basin and low flush wc. central heating radiator

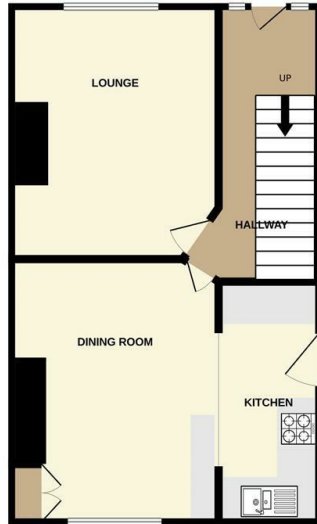
Rear Garden

Gardens to front and rear with driveway

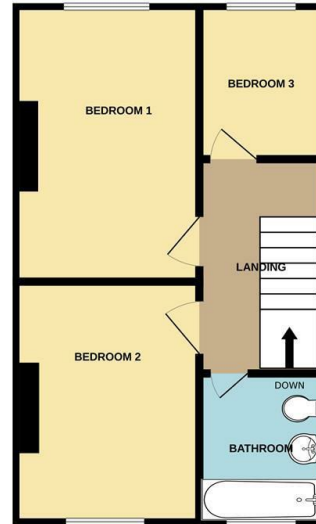


Floor Plan

GROUND FLOOR
345 sq.ft. (32.1 sq.m.) approx.

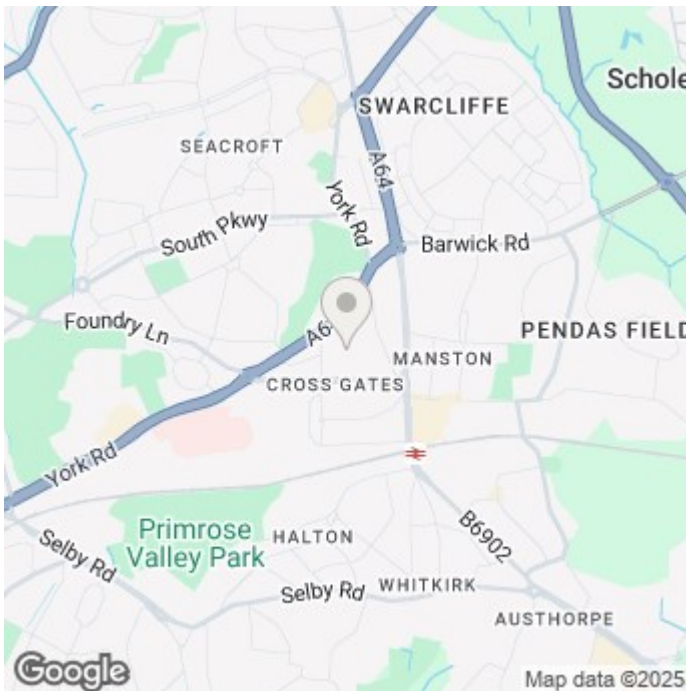


1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.




TOTAL FLOOR AREA: 696 sq.ft. (64.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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