

2 Arley Terrace Leeds



2 Bedroom House - End Terrace £125,000

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

2 Arley Terrace, Armley, Leeds, West Yorkshire, LS12 2PA

GROUND FLOOR:

Living Room:



Access via a part glazed front entrance door, double glazed window, central heating radiator, television point, ample space for a range of living room furniture

Inner Hallway:

Stairs rising to the first floor accommodation, under stair storage cupboard

Fitted Kitchen:



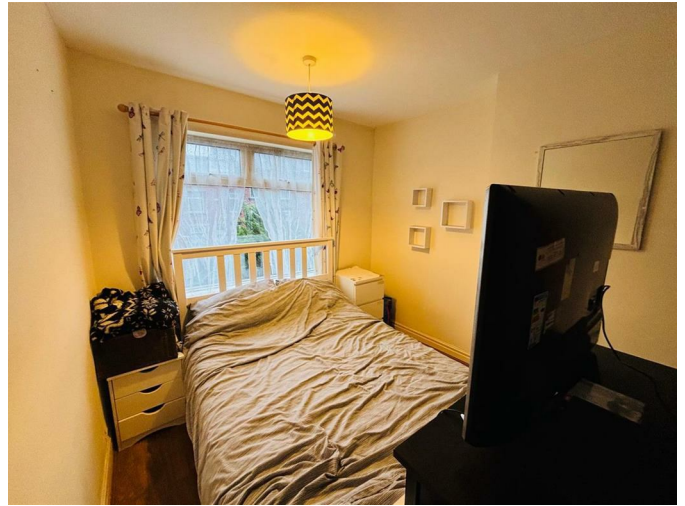
Part glazed rear door giving access to the rear garden, double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooking hob with an extractor fan above, built under oven / grill, an inset sink & drainer, ample space for a fridge / freezer, plumbing for an automatic washing machine, central heating radiator

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation, access to a loft space

Bedroom One:



Double glazed window, central heating radiator, ample space for a range of bedroom furniture

Bedroom Two:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with an electric shower above, low flush WC, wash basin, central heating radiator

TO THE OUTSIDE:



The property is adjacent to Gotts park and is ideal for scenic walks1

Gardens:

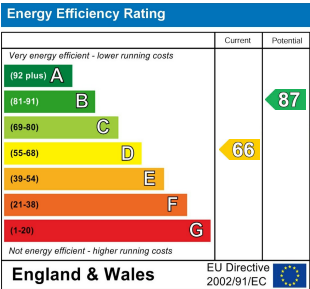
The front garden is block paved and fully enclosed. To the rear of the property there is a small garden which is also enclosed and very low maintenance

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/5000-5528-0922-6403-3843>



Ground Floor



First Floor

