



St Hughes Lodge

Armley Lodge Road, Leeds, LS12 2AT

£750 Per Month



***TO LET ** GROUND FLOOR APARTMENT ** UNFURNISHED ** TWO DOUBLE BEDROOMS ** INTEGRAL FRIDGE & FREEZER ** ALLOCATED PARKING *
REQUIRED DEPOSIT £865.00 ***

Available TO LET is this GROUND FLOOR APARTMENT benefits from having INTEGRAL KITCHEN APPLIANCES (oven, electric hob, fridge / freezer), DOUBLE GLAZING & CENTRAL HEATING, and ALLOCATED PARKING. Briefly the property consists of a COMMUNAL ENTRANCE with Intercom Access, a private HALLWAY, an OPEN PLAN LIVING AREA (Lounge, Dining Area, Fitted Kitchen), TWO DOUBLE BEDROOMS and a BATHROOM / WC with a white suite and a shower over the bath. Externally there are maintained communal grounds and allocated Parking. Local amenities are within walking distance and Leeds City centre and the Motorway Networks are a short drive away. Required Deposit: £865.00.

Early internal viewing can be arranged by contacting the office on 0113 231 1033/ sales@kathwells.com. EPC Rating: C



Communal Entrance:

Gated access to the communal grounds; a communal entrance hallway with an intercom entry system

Entrance Hallway:

Laminated flooring, intercom entry system, central heating radiator

Open Plan Living Room / Kitchen: 16'03" x 12'04" (4.95 x 3.76)

A good sized open plan living area comprising of:
Living Room - double glazed window, central heating radiator, laminated flooring, television point with connections for Sky
Fitted Kitchen - a range of fitted wall, drawer & base units, built under electric oven / grill, electric hob, extractor hood above, integral fridge / freezer, integral automatic washing machine, an inset stainless steel sink and drainer with a mixer tap, storage cupboard

Bedroom One: 11'00" x 9'04" (3.35 x 2.84)

Double glazed window to the front elevation, central heating radiator, television point

Bedroom Two: 10'11" x 9'03" (3.33 x 2.82)

Double glazed window to the front elevation, television point, central heating radiator

Bathroom / WC: 8'05" x 6'00" (2.57 x 1.83)

A modern white suite comprising of a panelled bath with a shower above and a glazed side screen, pedestal wash basin, low flush WC, extractor fan, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:

Communal Grounds:

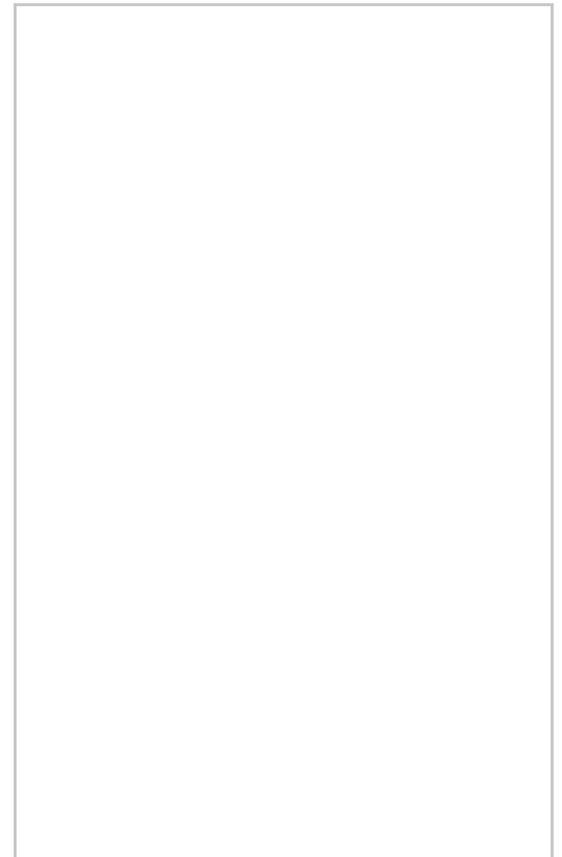
Communal maintained grounds

Parking:

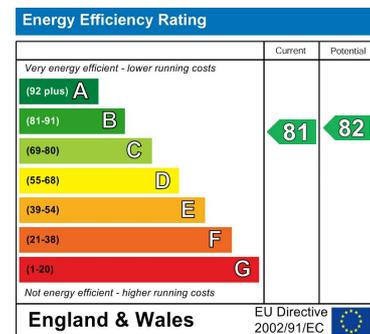
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.