



£129,995

12 Moorfield Avenue, Leeds, LS12 3RZ

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* VIEWING ADVISED ** IDEAL FIRST TIME BUY / BUY TO LET ** GOOD SIZED ROOMS ** WELL PRESENTED THROUGHOUT ** GAS CH & DG ** CONVENIENT FOR LEEDS ** CHAIN FREE ON COMPLETION *

Kath Wells are pleased to offer for sale this TWO BEDROOM TERRACE situated amongst similar style properties in the popular residential area of Armley being offered for sale with NO ONWARD CHAIN ON COMPLETION and would make an ideal purchase for a FIRST TIME BUYER / LANDLORD. The property has been WELL MAINTAINED / PRESENTED by the current owners and benefits from DOUBLE GLAZING, GAS CENTRAL HEATING & STORAGE CELLAR. Briefly throughout the property comprises of a LIVING ROOM, FITTED KITCHEN with a range of modern units, BASEMENT providing useful storage space, TWO DOUBLE BEDROOMS and a good sized BATHROOM / WC. This property is ideal for INVESTORS / LANDLORDS. Within easy reach of Armley Town centre, bus routes to surrounding areas are within walking distance, Leeds City centre and the motorway networks are only a short drive away. Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 / 0113 252 3322 / sales@kathwells.com EPC Rating: E

LOWER FLOOR:

Cellar:

Useful cellar ideal for storage.

GROUND FLOOR:

Living Room:

Access via a UPVC front entrance door, double glazed window to the front elevation, central heating radiator, modern fire place, stone, television aerial / telephone connection point, ceiling coving

Fitted Kitchen:

A range of white wall, drawer and base units, complimentary work surfaces, tiling to the splash backs, space for a fridge freezer, plumbing for washing machine, built in oven, four ring gas hob with extractor fan over, stairs to the basement, space for breakfast table.

TO THE FIRST FLOOR:

Bedroom One:

Double glazed window to the front elevation, central heating radiator, Stripped flooring, dado rail

Bathroom / WC

A three piece suite in white comprising of a panelled bath with an mixer shower over, a WC and a pedestal hand wash basin, a chrome ladder style radiator, wood effect lamiate floor covering, double glazed opaque window to the rear elevation

TO THE SECOND FLOOR:

Landing / Hallway:

A useful space with potential for an office space

Bedroom Two:

Double glazed Dormer window to the front elevation, central heating radiator, under eave storage

TO THE OUTSIDE:

On Street Parking

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8605-3474-8729-9427-9163>

Council Tax Band And EPC Rating:

Council Tax Band: A / EPC Rating: E

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

From our Wortley Office proceed up Lower Wortley Road to the mini roundabout and turn left onto Upper Wortley Road to the traffic lights at Whingate Junction and proceed straight across, follow the road up turning right into Moorfield Avenue proceed and number 12 is on the right hand side and is signified by our For Sale Board.

