



73 Armley Ridge Road Leeds



3 Bedroom Bungalow - Detached £195,000

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73 Armley Ridge Road, Leeds, West Yorkshire, LS12 3PE

GROUND FLOOR:

Entrance Hallway:

Access via a front entrance door, windows, laminated flooring, central heating radiator, picture rail

Living Room:

Double glazed window (a curved corner bay), original tiled fireplace and hearth, Delph rack, central heating radiator, a very spacious room

Dining Room / Third Bedroom:

Double glazed window, original fireplace and hearth, central heating radiator

Kitchen:

Double glazed window, external door giving access to the rear, sink and drainer, cooker point, some original cupboards / shelving, large pantry with a feature circular window

Utility Room:

Double glazed window, plumbing for an automatic washing machine, space for a tumble dryer

Separate WC:

Double glazed window, a two piece shite suite comprising of a low flush WC and a wash basin

Bathroom / WC:

Double glazed window, A corner bath with an electric shower above, wash basin set into a vanity unit, low flush WC

Bedroom One:

Double glazed window, central heating radiator, wash basin, original fireplace and hearth

Bedroom Two:

Double glazed window, central heating radiator, original fireplace and hearth

Loft Room:

A large loft space with a window to the gable end. This room could be converted to a large double bedroom with an en-suite shower / bathroom (subject to planning and building regulations)

TO THE OUTSIDE:



Gardens:

There is an enclosed garden area to the front of the property with mature planting. To the rear there is a small garden / yard

Driveway:



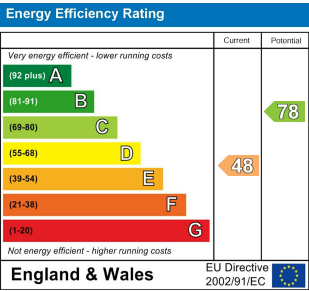
A gated driveway provides useful off street parking and access to a single detached garage

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2702-6284-0002-0020-7196>

Council Tax Band & EPC Rating:

Council Tax Band: D / EPC Rating: E



Ground Floor

