



## **St Hughes Lodge 68 Armley Lodge Road Leeds**



### **2 Bedroom Apartment £95,000**

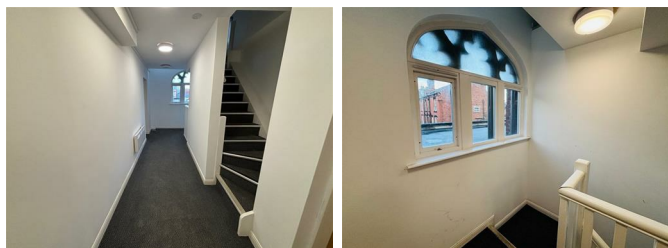
69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
Tel: 0113 231 1033  
Fax: 0113 203 8333

**Web Site**  
[www.kathwells.com](http://www.kathwells.com)

**email**  
[sales@kathwells.com](mailto:sales@kathwells.com)



**Flat 7, St Hughes Lodge 68 Armley  
Lodge Road, Armley, Leeds, West  
Yorkshire, LS12 2AT**  
**Communal Entrance:**



Stairs rising to the upper floors, intercom access

**Entrance Hallway:**

Access to accommodation

**Open Plan Living Room / Dining Area / Fitted  
Kitch**



A open plan living area, dining area, fitted kitchen, double glazed window, a range of fitted draw & base units, work surfaces, gas hob burner with extractor above, built under oven / grill, inset sink & drainer, space for a fridge freezer, plumbing for an automatic washer, ample space for living room furniture, space for a dining table & chairs, television point

**Bedroom One:**

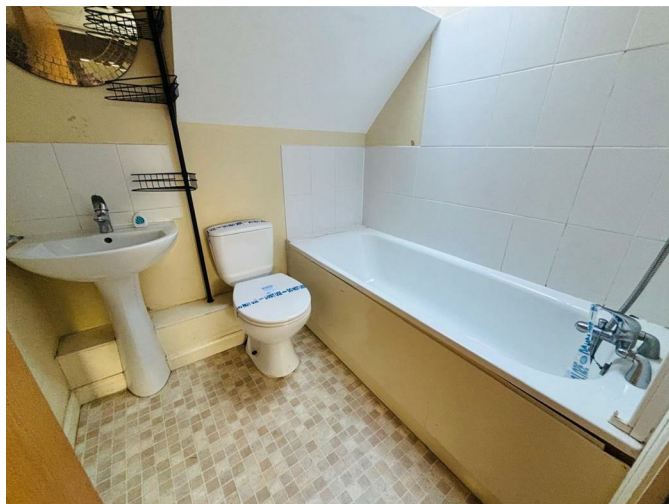
Double glazed window, central heating radiator, ample space for bedroom furniture

**Bedroom Two:**



Double glazed window, central heating radiator

**Bathroom / WC:**



Double glazed deluxe window, a white suite comprising of a panelled bath with a shower tap above, low flush WC, wash basin, ladder style central heating radiator

**TO THE OUTSIDE:**



Communal Area / Gardens: / Parking



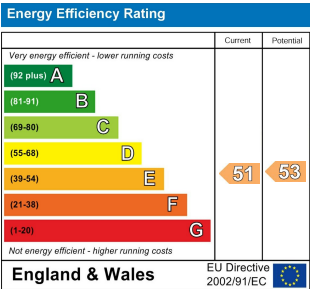
The property is surrounded by a communal area which is paved and enclosed with gating Parking space must be checked on completion of the sale

EPC Link:

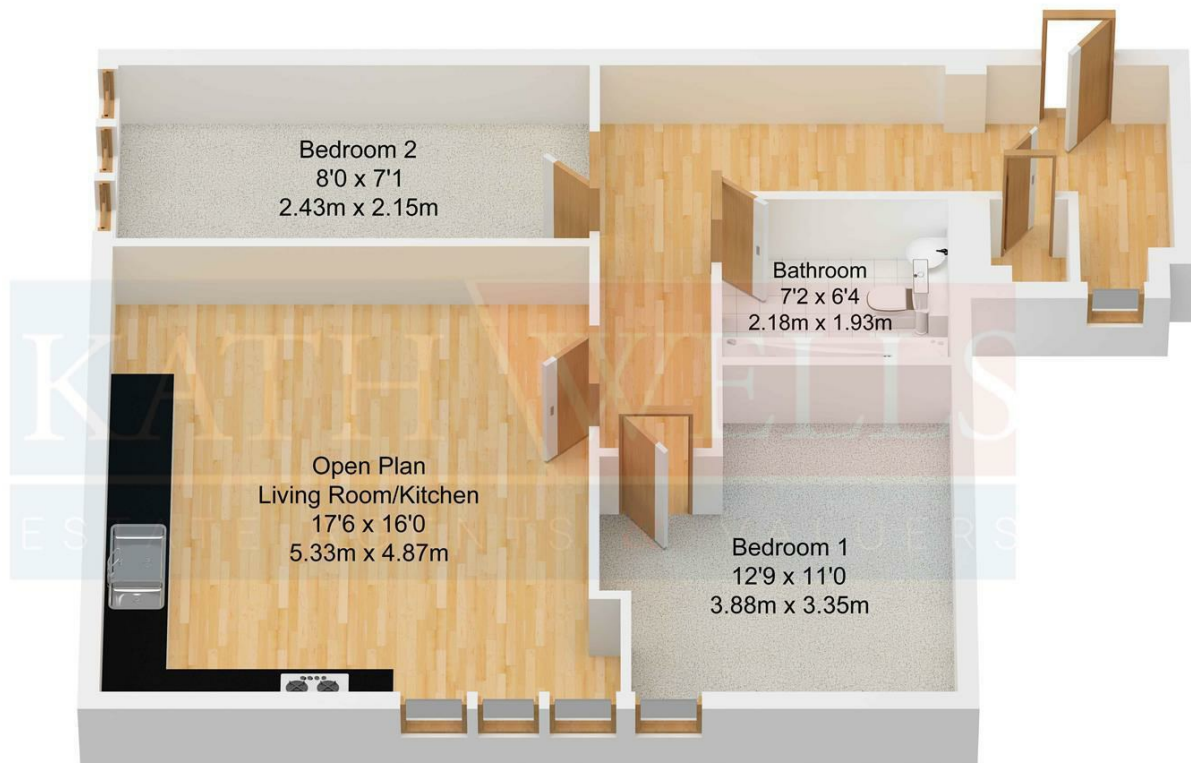
<https://find-energy-certificate.service.gov.uk/energy-certificate/9320-2794-1500-2595-6541>

Council Tax Band / EPC Rating:

Council Tax Band: A / EPC Rating: E



## Floor Plan



Approx. 66.49 sqm.  
(715.69 sqft.)