

**84 Argie Road
Leeds**



**3 Bedroom House - Terraced
£180,000**

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Leeds
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84 Argie Road, Leeds, LS4 2JP

GROUND FLOOR:

Living Room:



Access via a front entrance door, double glazed window, central heating radiator, television point, ample space for a range of living room furniture, stairs rising to the first floor accommodation

Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooking hob, built under oven / grill, an inset sink & drainer, space for a fridge freezer, plumbing for an automatic washer

Cellar:

A cellar providing a useful storage space

FIRST FLOOR:

Landing:

Access to the first floor accommodation, stairs rising to the second floor accommodation

Bedroom One:



Double glazed window, central heating radiator, good sized double bedroom

Bedroom Two:



Double glazed window, central heating radiator, built in storage cupboard

Bathroom / WC:



A white suite comprising a panelled bath with a plumbed shower above, low flush WC, wash basin, central heating radiator

SECOND FLOOR:

Bedroom Three:



Double glazed window, central heating radiator, built in wardrobe / storage, ample space for a range of bedroom furniture

TO THE OUTSIDE:

Gardens:



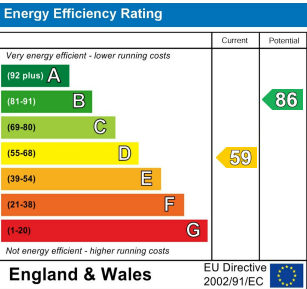
To the front of the property there is a garden which is mainly low maintenance and is enclosed

Council Tax Band & EPC Rating:

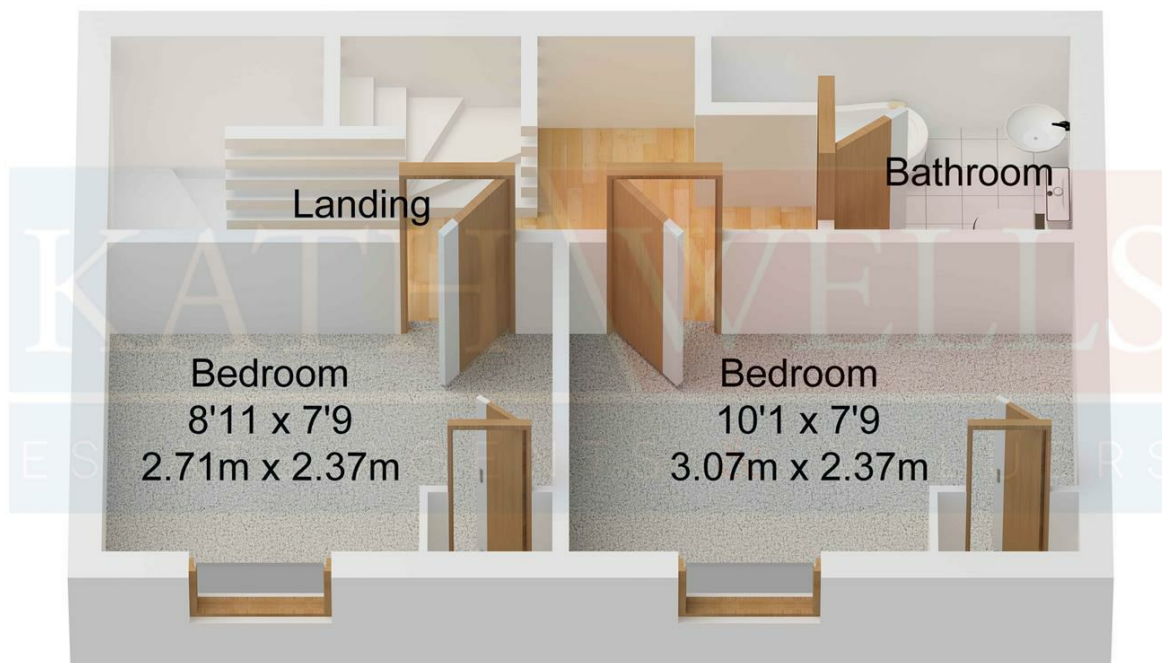
Council Tax Band: A / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8893-7827-0550-2097-1906>



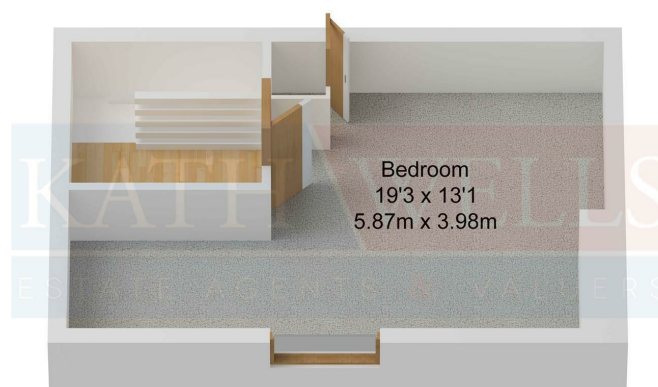
Floor Plan



First Floor
Approx. 23.37 sqm.
(251.55 sqft.)



Basement
Approx. 19.39 sqm.
(208.71 sqft.)



Second Floor
Approx. 23.37 sqm.
(251.55 sqft.)