

**84 Argie Road  
Leeds**



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

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
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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:



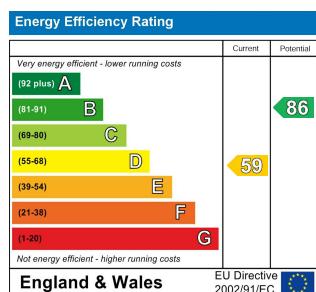
To the front of the property there is a garden which is mainly low maintenance and is enclosed

### Council Tax Band & EPC Rating:

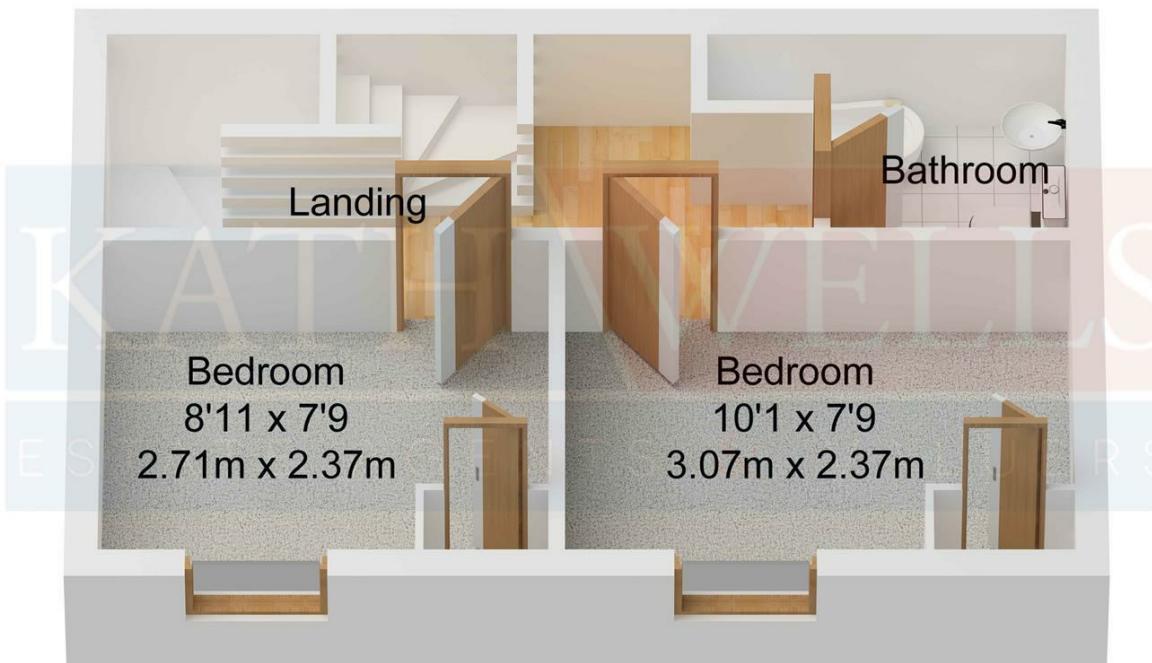
Council Tax Band: A / EPC Rating: D

### EPC Link:

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



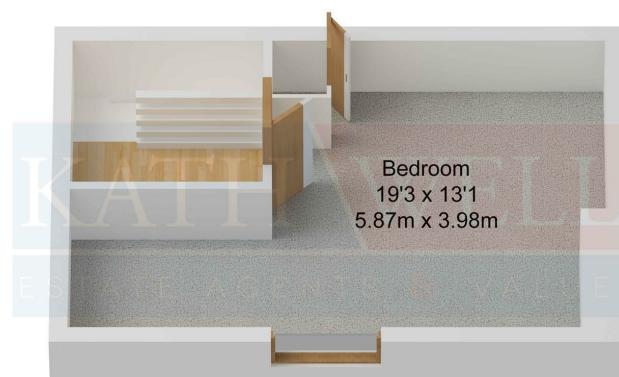
## Floor Plan



**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.)