

# KATH WELLS

ESTATE AGENTS & VALUERS



**290 Armley Ridge Road, Leeds, LS12 2RD**

**Offers In The Region Of £75,000**

**\* ONE BEDROOM GROUND FLOOR FLAT \*\* DOUBLE GLAZING \*\* GAS CENTRAL HEATING \*SOME MODENISATION REQUIRED \*\* GOOD SIZED ROOMS \***

Early internal viewing is highly advised for this well maintained one bedroom apartment property and Briefly throughout the property comprises of ENTRANCE HALLWAY, FITTED KITCHEN with a range of cabinets, a LARGE DOUBLE BEDROOM and a BATHROOM / WC with a white suite (bath with shower above, wash basin, WC).

The property is situated in Bramley to the west of Leeds City Centre. Bramley has Supermarkets, Doctors and Dentist Surgeries, Well Regarded Primary Schools, Bus Routes to surrounding areas, and good access to the M62 & M621 motorway networks.

Internal viewings can be arranged by contacting the office

EPC Rating:C  
Council Tax: A

## GROUND FLOOR:

### Entrance hallway:

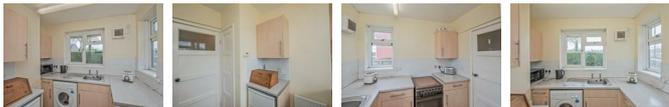
Access through a composite door, Central heating radiator and two large storage cupboards.

### Living Room / Dining Area



Double glazed window, central heating radiator, Gas Fire , television point

### Kitchen Area:



A range of wall, drawer & base units, work surfaces, cooker point, plumbing for an automatic washing machine, space for a fridge / freezer, inset sink and drainer, Storage cupboard with consumer units.

### Bathroom / WC



A white suite comprising of a panelled bath with a shower above, wash basin, low flush WC

### Bedroom:



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

## TO THE OUTSIDE:



### Garden:



Enclosed garden to the front elevation, Side walkway for access to the side door.

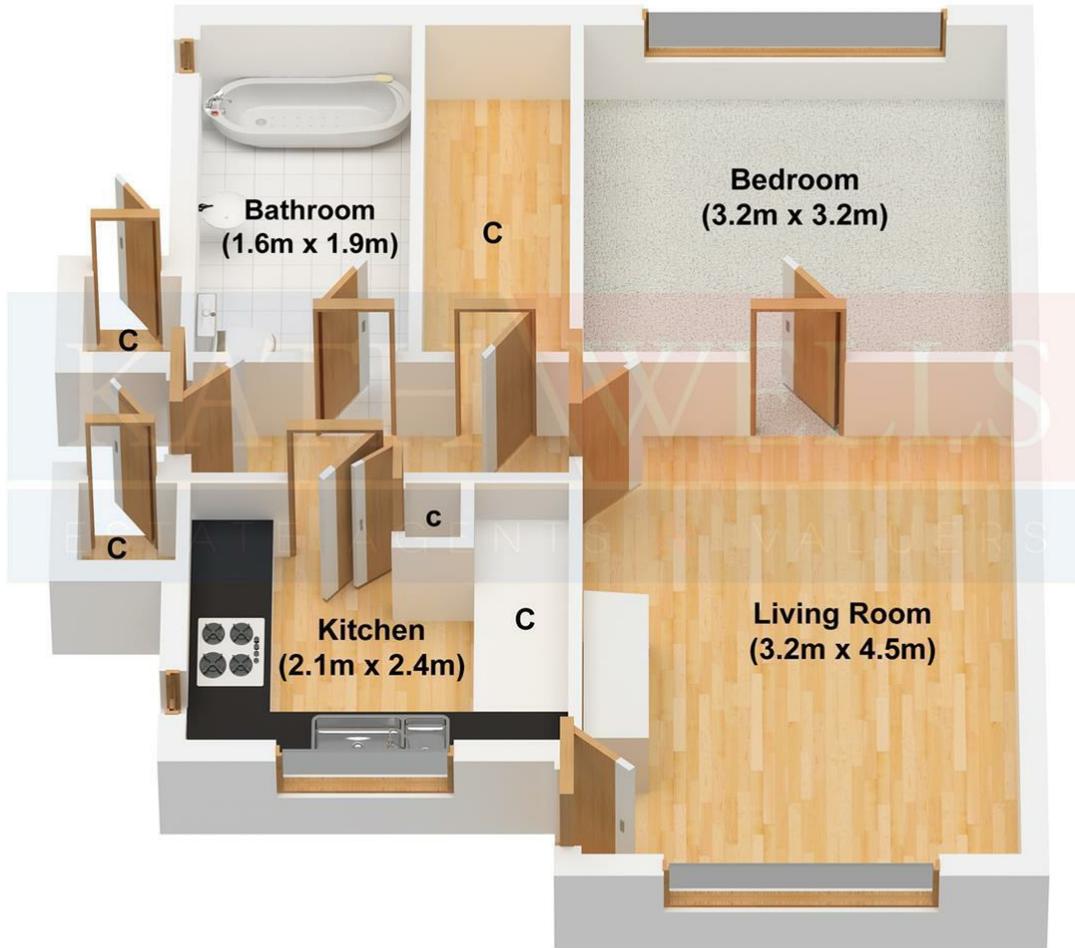
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EPC: C / Council Tax: A

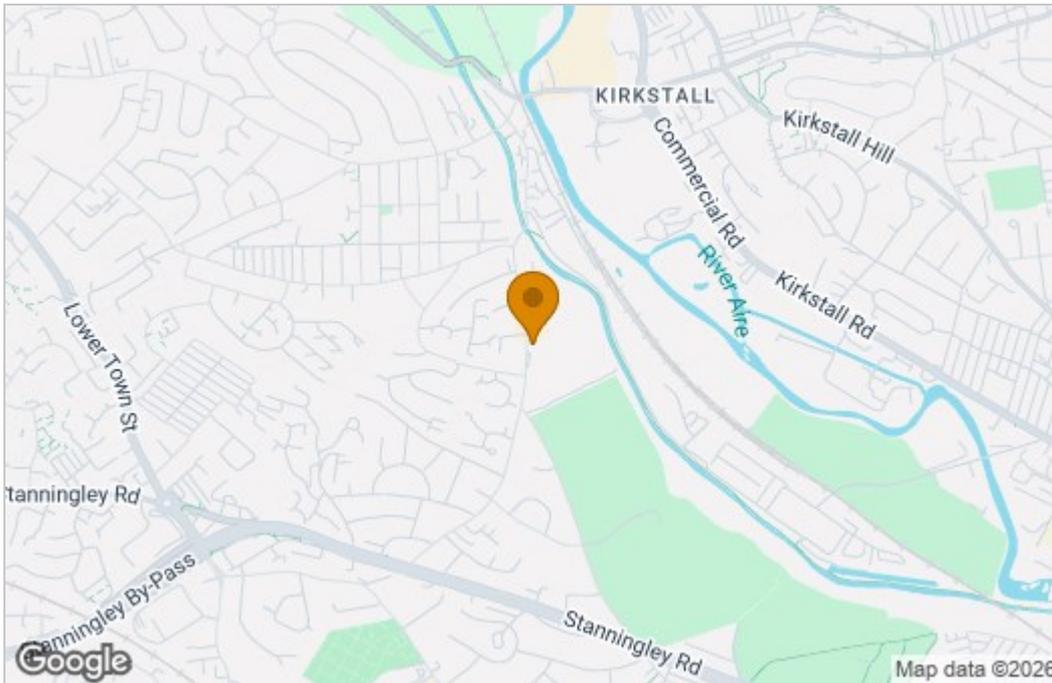
### EPC Link

<https://find-energy-certificate.service.gov.uk/energy-certificate/0273-0207-6305-0903-2304>

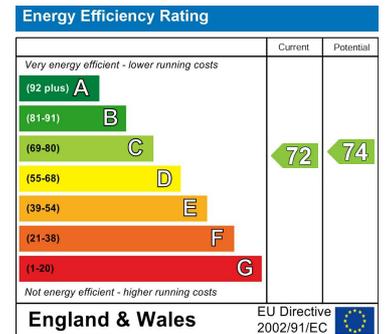
## Floor Plan



## Area Map



## Energy Efficiency Graph



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