

## **26 Claremont Terrace Leeds**



## **2 Bedroom House - Back to Back £119,995**

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# 26 Claremont Terrace, Armley, Leeds, West Yorkshire, LS12 3EB

## GROUND FLOOR:

### Living Room:



Access via a part glazed front entrance door, double glazed window, central heating radiator, television point, fire place & hearth, stairs rising to the first floor

### Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, electric induction hob with an extractor hood above, built under oven / grill, an inset sink & drainer, ample space for a fridge / freezer, access to the cellar / basement

### Cellar:

The cellar provides a useful storage space

## FIRST FLOOR:

### Landing:



Access to the first floor accommodation, stairs rising to the second floor, central heating radiator

### Bedroom One:



Double glazed window, central heating, ample space for a range of bedroom furniture

### Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with an electric shower above, low flush WC, wash basin set into a vanity unit, central heating radiator, built in storage cupboard

## SECOND FLOOR:

### Landing:

This landing space can be used as a useful home office

### Bedroom Two:



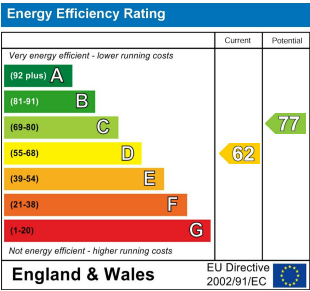
Double glazed window, central heating radiator, ample space for a range of bedroom furniture

### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2040-7609-3060-4207-2795>

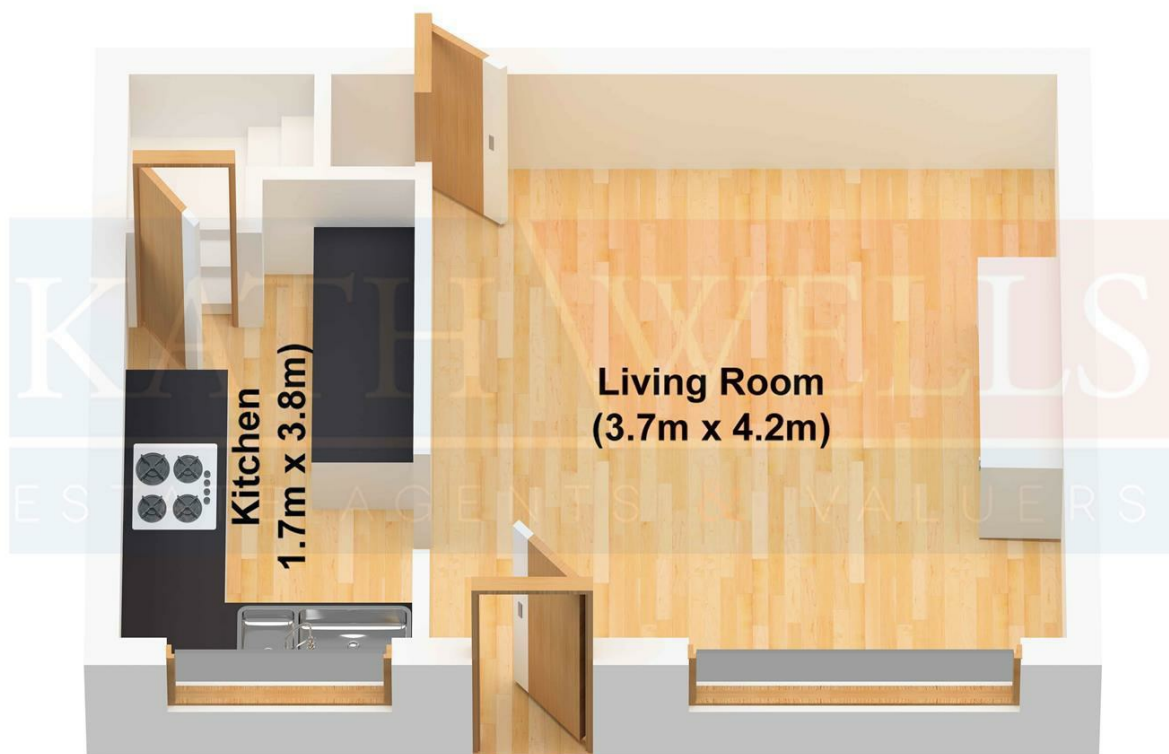
### Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: D

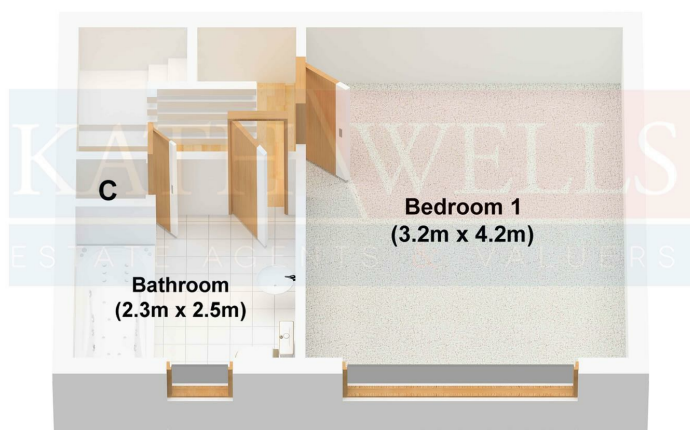




## Ground Floor



## First Floor



## Second Floor

