

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



Second Floor

