

HUNTERS[®]

HERE TO GET *you* THERE



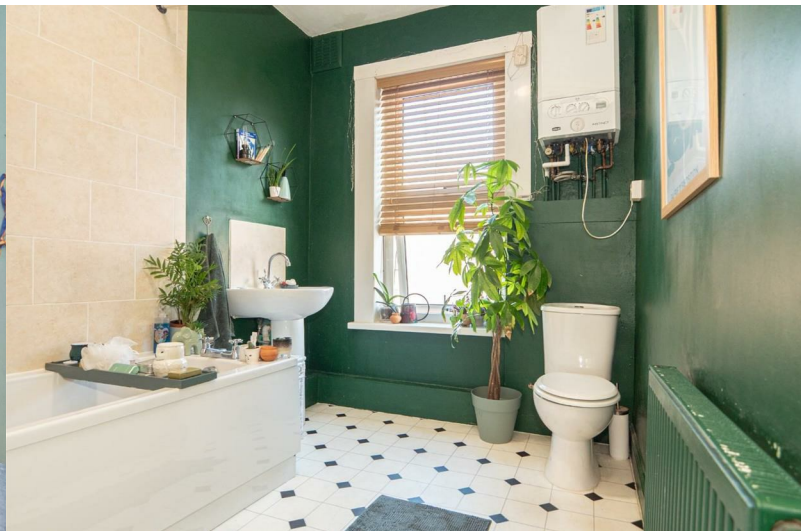
Aviary View

Armley, Leeds, LS12 2NY

£105,000



Council Tax: A



23 Aviary View

Armley, Leeds, LS12 2NY

£105,000



- One-bedroom terraced house
- Ideal first-time buyer or investment
- Open-plan living space
- Well presented and ready to move into
- Stylish kitchen with modern fixtures
- Breakfast bar peninsula, ideal for dining or socialising
- Generous double bedroom with neutral décor
- Bold, tasteful bathroom with over bath shower
- Additional cellar storage
- Council tax band: A

This one-bedroom terraced house is offered for sale in Leeds and would make an ideal purchase for first-time buyers or investors looking for a ready-made property. The property is well presented and ready to move into, while still offering scope for a new owner to tailor to their own style over time.

The ground floor offers an open-plan reception room, providing a good-sized living space with useful existing shelving and plenty of room for furniture, while enjoying good natural light. This flows through into a modern, well-presented kitchen, fitted with wood-effect wall and base units, an attractive tiled splashback, integrated oven with gas hob and space for white goods. The layout is completed by a breakfast bar peninsula, ideal for dining or socialising.

To the first floor, there is a generous double bedroom, offering an impressive amount of space and currently presented as a neutral canvas, ready for a buyer to create their own look and feel. The bathroom is bold yet tasteful, finished in rich green tones for a cosy and contemporary look, and includes a white pedestal sink, WC, over-bath shower and frosted window with blinds for privacy.

The property also benefits from useful cellar storage, adding further practicality.

Situated in Leeds LS12, the property is well placed for local amenities, nearby green spaces and wider transport links, with Leeds city centre easily accessible. The area offers a range of supermarkets, cafés, bars and shops, along with local parks for outdoor space.

Council Tax Band: A.

A well-located one-bedroom terraced home offering a practical first purchase or investment opportunity in a popular part of Leeds.

Tel: 0113 257 6198

KITCHEN

11'11" x 6'0" (3.65m x 1.83)

LIVING ROOM

14'6" x 12'4" (4.44m x 3.77m)

BEDROOM

14'6" x 10'3" (4.44m x 3.13m)

BATHROOM

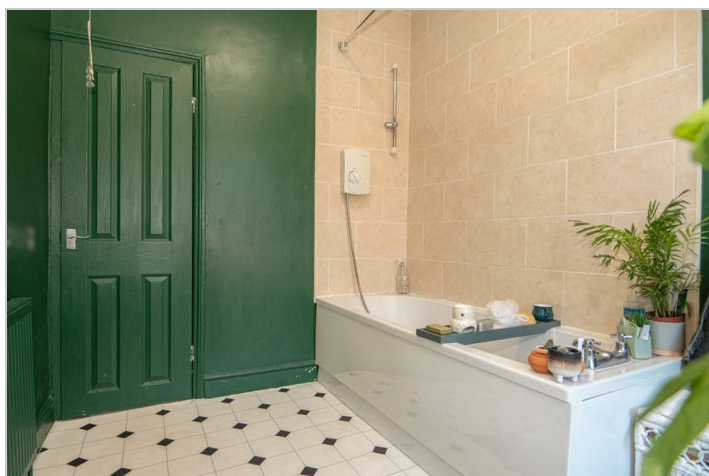
9'6" x 8'0" (2.92m x 2.46m)

CELLAR

14'6" x 5'9" (4.44m x 1.77m)

CELLAR

6'6" x 6'6" (2.00m x 2.00m)



Road Map



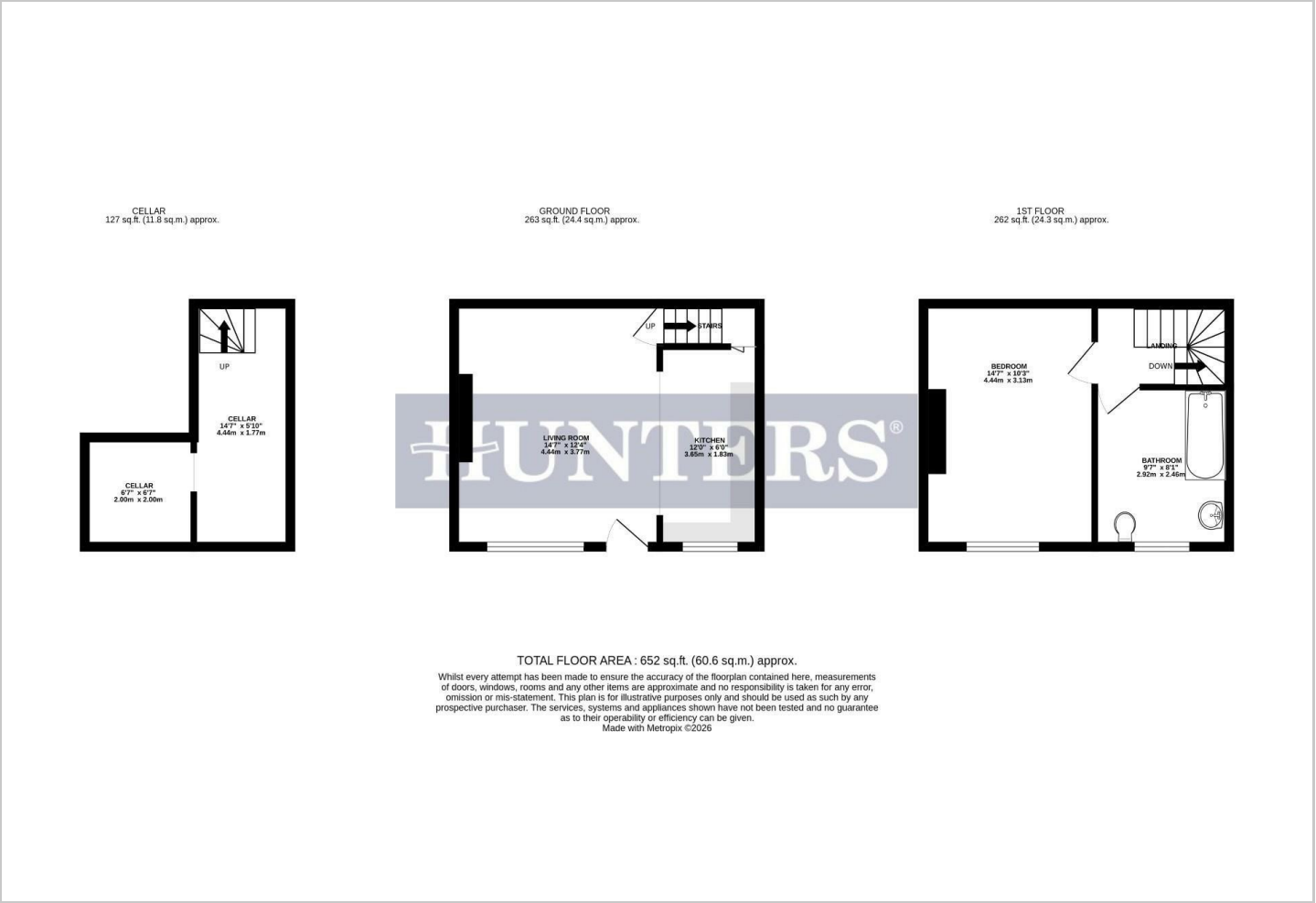
Hybrid Map



Terrain Map



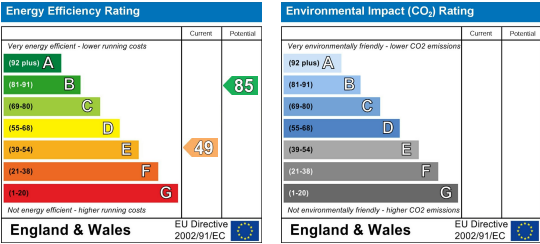
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.