

HUNTERS®

HERE TO GET *you* THERE



Salisbury Avenue

Armley, LS12 2AR

£119,995



Council Tax: A



25 Salisbury Avenue

Armley, LS12 2AR

£119,995



- End Terrace House
- Two double sized bedrooms
- Easy Access to local amenities
- Regular transport links to Leeds
- Generous Living room
- Separate Kitchen
- House Bathroom
- On street parking
- No chain is involved
- Ideal for FTB or investor

The property benefiting from both GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING throughout, the accommodation briefly comprises: LIVING ROOM with space for a dining table and chairs and stairs to the first floor. An internal door leads to the KITCHEN which has a range of wall and base units with integrated electric oven, gas hob and extractor hood, space for washing machine and fridge/freezer, stairs to the CELLAR which has light and is perfect for storage.

Upstairs, to the first floor, BEDROOM ONE is a brilliant sized double room with plenty of space for a king-sized bed and furniture. The HOUSE BATHROOM features a white three-piece suite with overhead mixer shower and part tiled walls. Stairs from the LANDING lead to BEDROOM TWO, which is also a good-sized double with both gable end and Velux type windows.

Armley, Leeds, offers vibrant city living with a strong community spirit, located just over a mile from Leeds city centre and well served by excellent bus links and nearby rail stations. The area features a diverse mix of housing, from traditional Victorian terraces and spacious semis to modern apartments, appealing to a wide range of residents. Armley is home to a bustling high street with supermarkets, independent shops, cafés, pubs, and takeaways, along with leisure facilities including Armley Leisure Centre and Gotts Park Golf Club. Green spaces such as Gotts Park, Armley Park, and the nearby Leeds–Liverpool Canal towpath provide room for walking, cycling, and outdoor activities. With its affordable homes, excellent transport connections, and lively, down-to-earth atmosphere, Armley is a great choice for first-time buyers, young professionals, and families alike.

KITCHEN

11'2" x 5'11" (3.40 x 1.80)

LIVING ROOM

14'1" x 13'11" (4.29 x 4.24)

BEDROOM 1

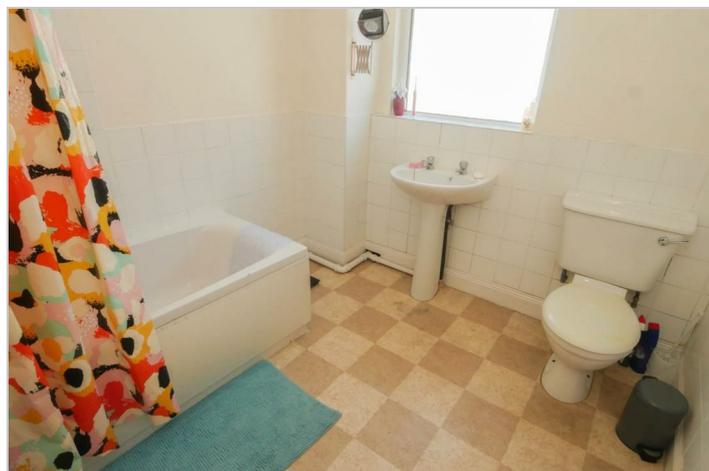
13'11" x 12'11" (4.24 x 3.94)

BEDROOM 2

18'3" x 9'10" (5.56 x 3.00)

BATHROOM

8'8" x 7'6" (2.64 x 2.29)



Road Map



Hybrid Map



Terrain Map



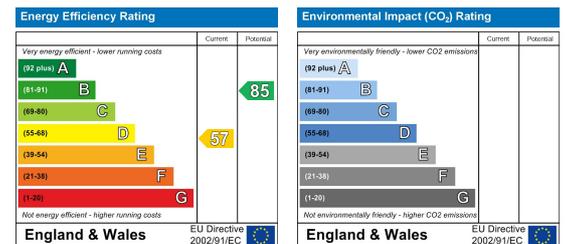
Floor Plan



Viewing

Please contact our Hunters Pudsey Lettings Office on 01132576198 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.