

8 Paisley Terrace Armley



: £495

69 Lower Wortley Road
Wortley
Leeds
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

Web site
www.kathwells.com

e-mail
sales@kathwells.com

8 Paisley Terrace Armley, LS12 3JY

* TO LET * * TWO BEDROOM BACK TO BACK * * MODERN THROUGHOUT * * FITTED KITCHEN & BATHROOM * * STRIPPED AND VARNISHED FLOORS * * RE WIRED IN THE PAST * COMBI BOILER AND CENTRAL HEATING SYSTEM * * CELLAR * * VIEWING HIGHLY ADVISED * * BOND £650 *

A MODERN TWO BEDROOM BACK TO BACK situated in a popular residential area of Armley within walking distance of well regarded primary schools and local amenities and a short drive from Leeds City centre and the M621 / M62 motorways. Benefitting from a FITTED KITCHEN & BATHROOM, STRIPPED and VARNISHED FLOORS, GAS CENTRAL HEATING Internal viewing is highly recommended to avoid disappointment. Viewings can be arranged by contacting the office on 0113 231 1033 / 0113 252 3322 / sales@kathwells.com. EPC rating: D, BOND £650

The Property Benefits From:

Fully Refurbished Throughout, Stripped And Varnished Floors, Chain Free, Viewing Advised

The Property Comprises of:

Two Bedroom Back To Back
Living Room, New Fitted Kitchen, Cellar, Two Bedrooms, NEW Bathroom / WC,

ACCOMMODATION

(All measurements are approximate)

Entrance:

Access through a new front entrance door.

Living Room :

14'05" x 12'09" (4.39m x 3.89m)

Double glazed window to the front elevation, stripped and varnished floor boards, central heating radiator, re skimmed and decorated walls, ceiling coving, telephone and television connection point, dining table 4 chairs, 3 piece settee, stairs to the first floor.



Fitted Kitchen :

11'03" x 6'03" (3.43m x 1.91m)

A range of brand new modern wall, drawer and base units, complimentary work surfaces, built in electric double oven and grill, four ring stainless steel gas hob with stainless steel chimney style extractor fan over, stainless steel 1 ¼ bowl sink and drainer with a mixer tap, automatic washing machine, fridge and freezer, double glazed window to the front elevation, re plastered and decorated walls, tiled flooring, access to the cellar



Keeping Cellars:

Keeping cellar with light.

TO THE FIRST FLOOR :

Landing:

Bedroom One:

14'07" x 12'00" (4.45m x 3.66m)

Double glazed window to the front elevation, stripped and varnished floor boards, original feature fire place to chimney breast, re skimmed and re decorated walls, double bed with mattress, wardrobe, chest of draws, bedside table.



Bathroom / WC :

8'11" x 7'01" (2.72m x 2.16m)

A three piece suite in white comprising of a P shaped panelled bath with a glazed shower screen and shower over, a double flush WC and a wash

hand basin, central heating radiator, double glazed opaque window to the front elevation, ceramic wall tiles to splash backs and bath area, ceramic floor tiles, ceiling down lighting, built in storage cupboard.



TO THE SECOND FLOOR:

Bedroom Two :

19'08" x 14'00" (5.99m x 4.27m)

Double glazed Velux window to the front elevation, stripped and varnished floorboards, central heating radiator, double bed with mattress, wardrobe, chest of draws, bedside table.



APPLICATION FEE(S):

An application fee will be payable on all applications for a tenancy. The fee charged will vary and is dependent upon the number of occupants with an additional fee payable should a guarantor be required. The fee payable will be confirmed to you in writing once your application has been assessed. Our fees are: Single Occupant: £100 + VAT , Joint Occupants: £200 + VAT (Each Additional Occupant thereafter: £100 + VAT), Guarantor: £100 + VAT, Company Lets: £350 + VAT . The Application Fees quoted are payable once a tenancy has been agreed with a landlord. Please note that we are unable to process an application for a tenancy until the non refundable application fee has been received; an occupant is

Floor Plan 1

Floor Plan 2

Floor Plan 3

