

1 Aviary Row Armley



**One Bedroom End Terrace
Offers in the region of: £95,000**

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1 Aviary Row Armley, LS12 2NZ

* VIRTUAL TOUR AVAILABLE * * DG & GAS CH * * VERY WELL PRESENTED THROUGHOUT * * READY TO MOVE INTO * * POPULAR LOCATION * * GARDENS * * FITTED WARDROBES *

A WELL MAINTAINED & PRESENTED ONE BEDROOM TERRACED PROPERTY which has been maintained and decorated to a high standard throughout and benefits from having DOUBLE GLAZING, GAS CENTRAL HEATING, a GARDEN with a sunny aspect and FITTED WARDROBES; early internal viewing is highly recommended to avoid disappointment!

Situated in a popular residential area of Armley and ideally situated for access to local amenities, the Motorway Networks and Leeds City Centre, this would make an ideal home for a FIRST TIME BUYER or a young couple.

You enter the property via a PORCH which leads into a good sized and cosy LIVING ROOM with stairs rising to the first floor. The FITTED KITCHEN has an ample range of fitted cabinets, work surfaces, an electric oven / grill & gas hob and a breakfast bar.

The first floor accommodation comprises of a good sized DOUBLE BEDROOM with a range of FITTED WARDROBES with mirrored fronts and ample space for additional bedroom furniture. The BATHROOM / WC has a white suite and a shower above the bath.

Externally there is a good sized garden which has a sunny aspect, an artificial lawn, paved seating areas and a storage shed with a bike lock.

This DECEPTIVELY SPACIOUS property would make an ideal home for a variety of people including LANDLORDS (possible rental income circa £550.00). Viewings can be arranged by contacting the office.

EPC Rating: E

The Property Benefits From:

Garden, DG & CH, Fitted Wardrobes, Ample Storage, Very Well Presented, Popular Location

The Property Comprises of:

Porch, Living Room / Dining Area, Fitted Breakfast Kitchen, Large Double Bedroom, Bathroom / WC

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR:

ENTRANCE PORCH:

Access to the property is via a glazed porch

Living Room / Dining Area:

Double glazed window to the front elevation, central heating radiator, ceiling coving, television point, space for a dining table and chairs, a part glazed entrance hall to the porch, stairs rising to the first floor



Fitted Kitchen:

Double glazed window to the front elevation, a range of fitted wall, drawer & base units, work surfaces, breakfast bar, built under electric oven / grill, four burner gas hob, space for a fridge / freezer, plumbing for an automatic washing machine, an inset stainless steel sink and drainer with a mixer tap, central heating radiator, storage cupboard



FIRST FLOOR:

Landing:

Access to the first floor accommodation, large storage cupboard

Bedroom One:

Double glazed window to the front elevation, a range of fitted wardrobes with sliding & mirrored doors, central heating radiator



Bathroom / WC:

Double glazed window to the front elevation, a modern white suite comprising of a panelled bath with an electric shower above, pedestal wash basin, low flush WC, central heating radiator, tiling to the walls and floor



TO THE OUTSIDE:



Gardens:

A good sized garden enclosed by a low wall with fencing above, paved seating areas, artificial lawn, low maintenance borders, a storage shed with a bike lock



