KATH | WELLS

ESTATE AGENTS & VALUERS

18 Park Avenue
Leeds

3 Bedroom House - Back to Back
£165,000

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18 Park Avenue, Armley, Leeds, West Yorkshire, LS12 3NN

GROUND FLOOR:

Living Room:

Double glazed window, electric heating radiator, stairs rising to the first floor, ample space for living room furniture

Fitted Kitchen:

Double glazed window, a range of fitted wall, drawer & base units, work surfaces, electric hob with an extractor above, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, access to the cellar

Cellar:

Ample space for storage

FIRST FLOOR:

Landing:

Access to the first floor accommodation, stairs rising to the second floor

Bedroom One:

Double glazed window, fitted storage cupboard / wardrobe, a good sized double bedroom

Bathroom / WC:

Double glazed window, a white suite comprising of a panelled bath with an electric shower above, low flush WC, wash basin, central heating radiator

SECOND FLOOR:

Landing:

Access to the second floor accommodation

Bedroom Two:

Double glazed window, electric heating radiator, another good sized double bedroom

Bedroom Three:

Double glazed Velux window, a good sized single bedroom

TO THE OUTSIDE:

Garden:

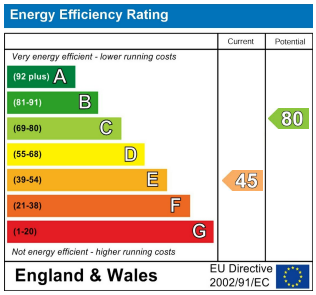
To the front of the property, there is a good sized garden which is low maintenance & fully enclosed

EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/0800-3266-5002-0125-7006

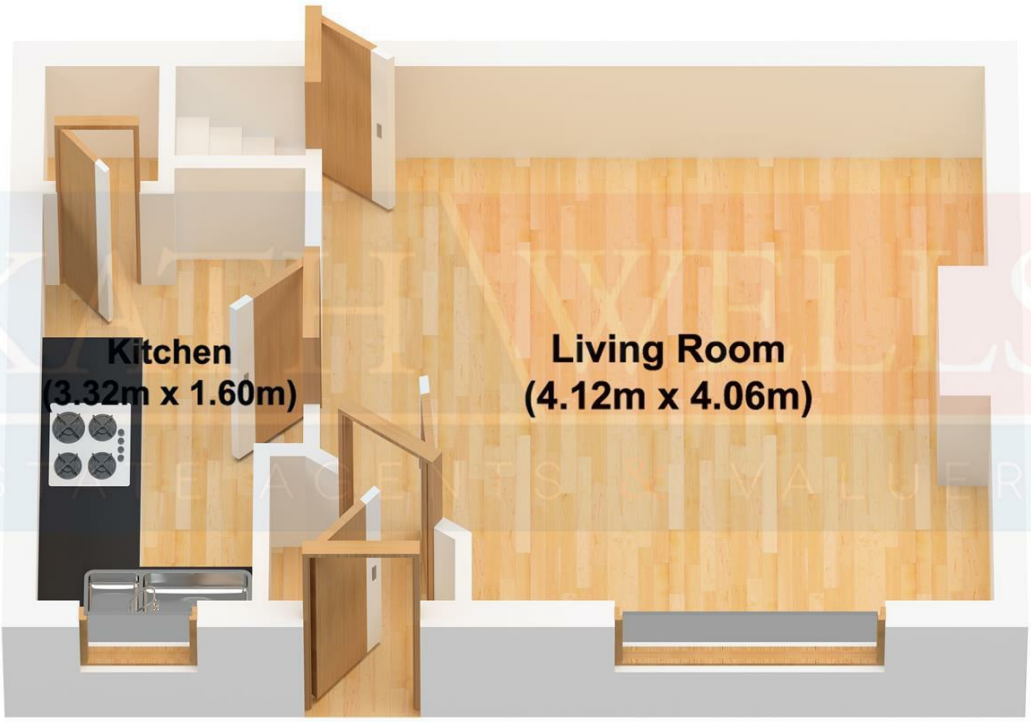
Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: E

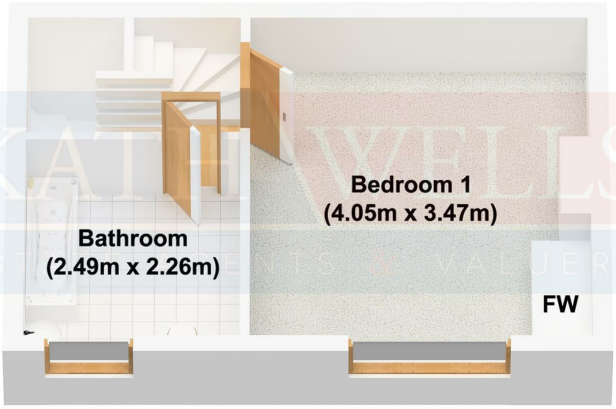
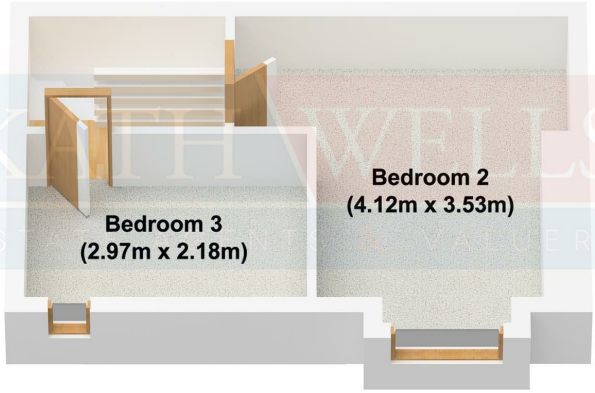

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
45
80
England & Wales
EU Directive 2002/91/EC

Floor Plan

Ground Floor



First Floor



Second Floor