



## 17 Aberdeen Walk Leeds



## 4 Bedroom House £175,000

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# 17 Aberdeen Walk, Armley, Leeds, West Yorkshire, LS12 3SB

## Living Room:

### GROUND FLOOR:

#### Entrance Hall:

Small entrance hall, access to the dining kitchen and the lounge, stairs leading to the first floor.

#### Dining Kitchen:



With a double glazed window to the front elevation, central heating radiator and boiler with a gas safety certificate. Newly fitted range of wall, base and drawer units in charcoal grey with contemporary chrome handles, washable work surface over, stainless steel sink unit with mixer taps, electric hob and electric oven and having an extractor hood over. Decorative splash back tiles, plumbed for an automatic washing machine, laminate flooring. Access to the basement.

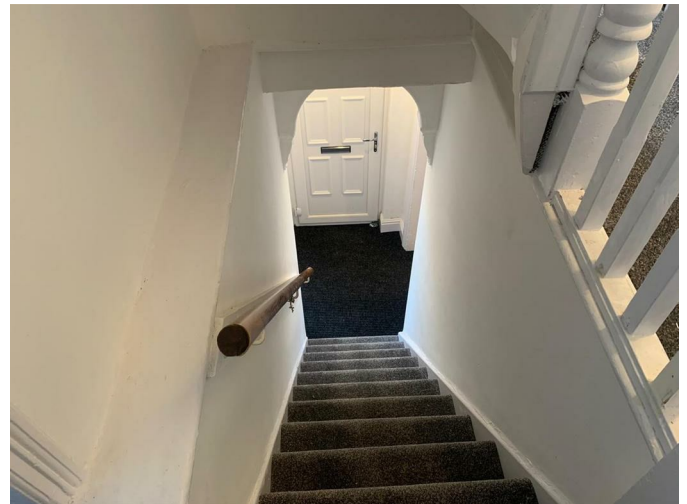
#### Basement:

Useful storage space housing gas and electric meters.



Having a double glazed window to the front elevation, central heating radiator and being recessed to both sides of the chimney breast providing useful space for shelving or units. There is a decorative, period fireplace, high skirting boards and decorative coving, freshly decorated in neutral colours.

### FIRST FLOOR:



Access to the bedrooms, bathroom and second floor.

### Bedroom One:



With a double glazed window to the front elevation and a central heating radiator, neutral calm decor. There is a decorative, period fireplace on the chimney breast with recessed walls to both sides providing space for wardrobes, shelves and cupboards.

### Bedroom Two:

Window to the front elevation and central heating radiator, slight recess where space has been taken to make the bathroom slightly larger.

### Bathroom / W.C



Having a frosted window to the front elevation and a heated towel rail, unusually large for this type of house and having both a bath AND a shower cubicle with shower off the mains, low flush modern contemporary w/c and a pedestal wash hand basin. The room is fully tiled and has wood effect lino flooring.

### SECOND FLOOR:

Access to two further bedrooms.

### Bedroom Three:



Light and airy room with a velux window into the roof, central heating radiator, slight recess to one side of the chimney breast.

### Bedroom Four:



Light and airy room with a velux window and a central heating radiator, lightly decorated and carpeted.

### W/C:

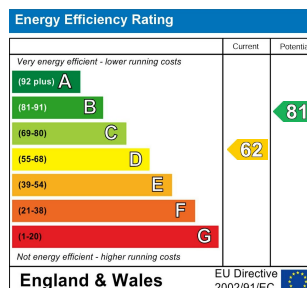
A beneficial addition is this small but purposeful cloakroom with a low flush W/C and a wash hand basin.

### Outside:

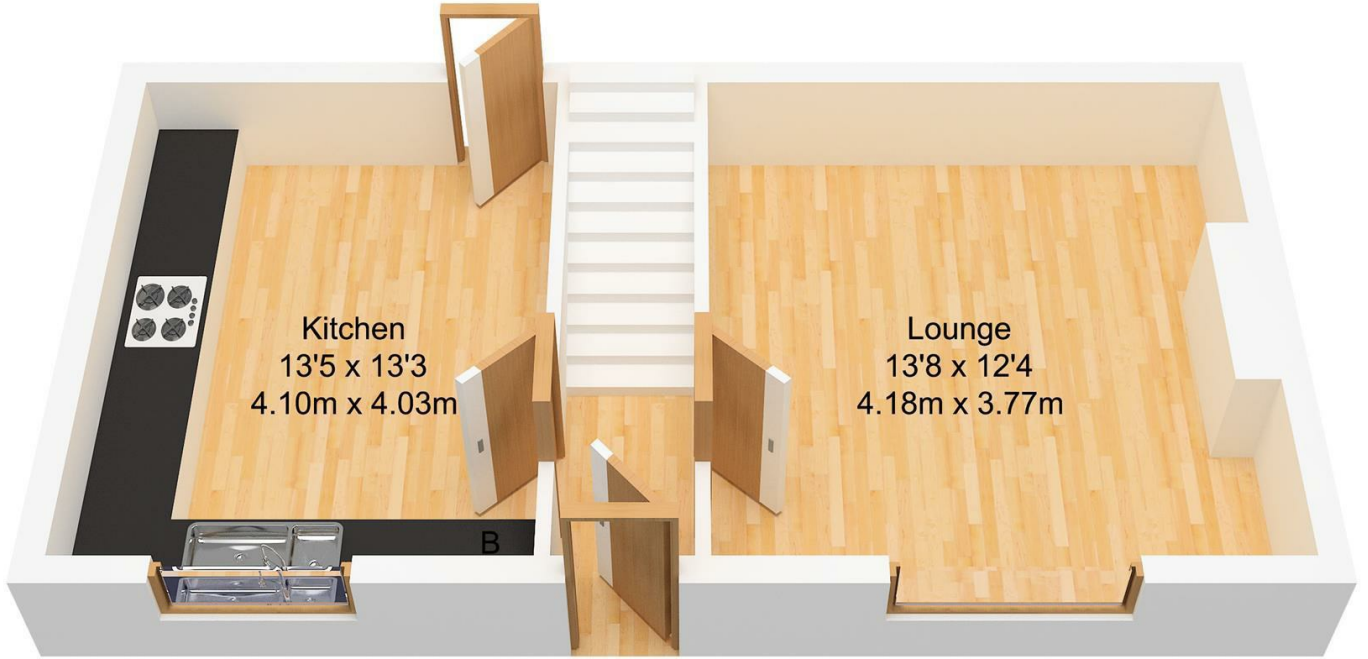
There is a small yard to the front ideal for pot plants, walled and gated private space.

### EPC Link:

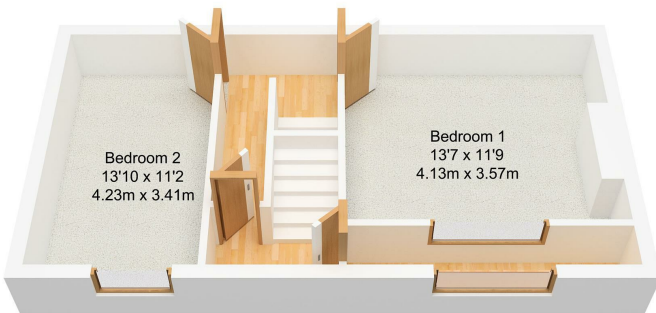
<https://find-energy-certificate.service.gov.uk/energy-certificate/9461-2805-6095-9894-1375>



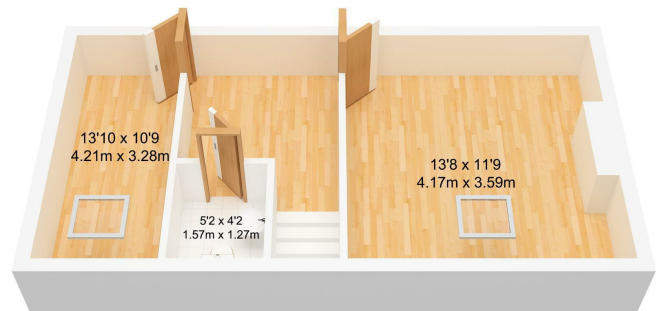
# Floor Plan



**Ground Floor**  
Approx. 32.36 sqm.  
(348.32 sqft.)



**First Floor**  
Approx. 32.36 sqm.  
(348.32 sqft.)



**Second Floor**  
Approx. 32.36 sqm.  
(348.32 sqft.)