

KATH WELLS

ESTATE AGENTS & VALUERS

10 Arley Terrace Leeds



1 Bedroom House - Back to Back £110,000

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10 Arley Terrace, Armley, Leeds, West Yorkshire, LS12 2PA

Living Room:

16'08" x 11'04"



Access via a part glazed composite front entrance door, double glazed window to the front elevation, a fire surround and hearth with a gas fire, ceiling coving, television point.

Dining Area:

A good sized dining area to the window end of the living room.

Inner Hallway:

Stairs to the first floor.

Fitted Kitchen:

10'06" x 6'05"



Double glazed window to the front elevation, a range of fitted wall, drawer and base units, complimentary work surfaces, inset stainless steel sink and drainer, cooker point, built in storage cupboard (the electric cooker, fridge and washing machine may be included subject to offer).

TO THE FIRST FLOOR:

Landing:

Built in storage cupboard, access to the first floor accommodation, access to the loft space / loft room via a pull down loft ladder

Bedroom One:

13'07" x 10'10"



A good sized double bedroom; double glazed window to the front elevation

Bathroom / WC:

8'00" x 7'03"



Double glazed window to the front elevation, a three piece suite comprising of a panelled bath, wash hand basin, low flush WC, ceramic tiling to the splash backs.

Loft Room:



Accessed from the landing via a pull down loft ladder

TO THE OUTSIDE:

Garden:



There is a small enclosed garden area to the front of the property

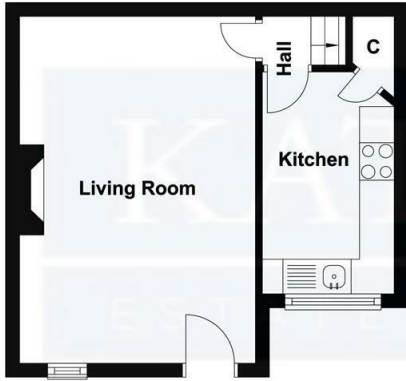
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/5308-5274-0002-0022-7702>

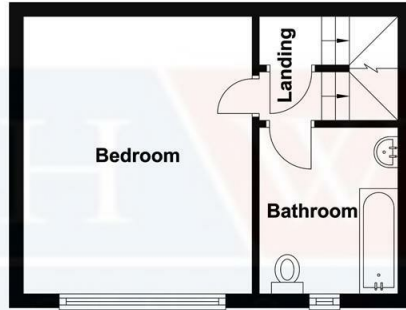
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Floor Plan

Ground Floor



First Floor



Second Floor

