



19 Aberdeen Walk Leeds



4 Bedroom House - Terraced £159,995

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19 Aberdeen Walk, Armley, Leeds, West Yorkshire, LS12 3SB

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. Fitted wall unit

Basement: / Cellar::

Useful storage space, plumbing fitted for washing machine and dryer. gas and electrical meters.

Living Room:



Having a double glazed window to the front elevation, central heating radiator being recessed to both sides of the chimney breast providing useful for units with the wall lights above. wood flooring. There is a decorative, period fireplace, high skirting boards and decorative coving, 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.

Bedroom Two:



Window to the front elevation and central heating radiator,

Bathroom / W.C



Having a frosted window to the front elevation and having both a bath & a shower cubicle with an electric shower, low flush modern contemporary w/c also an electrical fan above. The room is half tiled and and painted with a wall light above the sink area. Tiled pattern 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,

Bedroom Four:



Open plan large double room with a Velux window into the roof with a central heating radiator, can be used as study/office. lightly decorated with wooden flooring.


TO THE OUTSIDE:



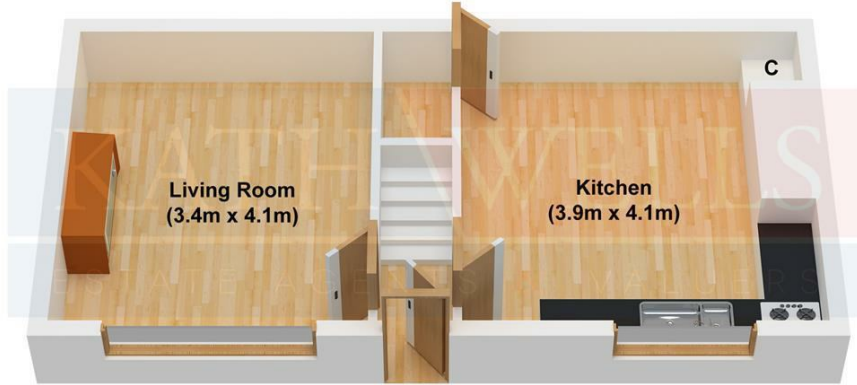
There is a small yard to the front ideal for pot plants, walled and gated private space.

EPC LINK: D

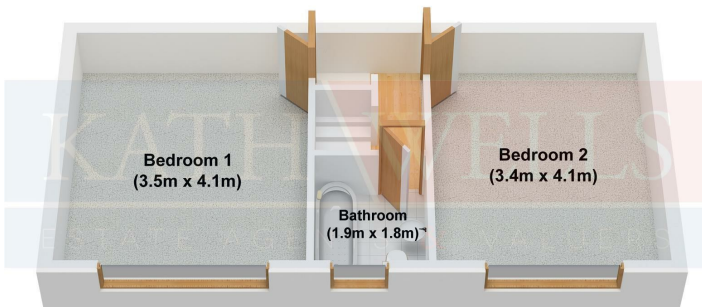
<https://find-energy-certificate.service.gov.uk/energy-certificate/2720-2230-0076-2000-0443>

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

Ground Floor



First Floor



Second Floor

