

# KATH WELLS

ESTATE AGENTS & VALUERS



**13 Moorfield Avenue, Leeds, LS12 3RZ**

**Offers Over £130,000**

Although this property would benefit from UPDATING & MODERNISATION it is WELL PRESENTED THROUGHOUT and would make an ideal purchase for a variety of buyers including Landlords (possible rental income once updated circa £675.00 pcm) and First Time Buyers wishing to purchase a home offering SPACIOUS ACCOMMODATION throughout with the added benefits of NO ONWARD CHAIN ON COMPLETION, and gas central heating.

Briefly throughout the property comprises of a LIVING ROOM with a fireplace, hearth and a gas fire, a good sized FITTED DINING KITCHEN with a range of fitted cabinets and an external door to the garden, TWO DOUBLE BEDROOMS, a BATHROOM with a white suite and a shower over the bath, and a SEPARATE WC.

Externally there is a small GARDEN to the front and an enclosed REAR YARD.

The property is ideally located for ease of access to Leeds City Centre by car (15 min) or public transport and well regarded primary and high schools. Local amenities, Armley Leisure centre, parks, Kirkstall Valley leisure and retail park, cinemas, a gym, restaurants and bars are a short drive away.

## GROUND FLOOR:

### Living Room:



Access via a front entrance door, original sash window, fire surround and hearth with a gas fire, ceiling coving, central heating radiator

### Fitted Dining Kitchen:



Window to the rear, external door giving access to the rear yard, a range of fitted wall, drawer & base units, inset sink and drainer, plumbing for an automatic washing machine, built under electric oven / grill, gas hob, extractor hood, plumbing for an automatic washing machine, space for a fridge / freezer, ample space for a dining table and chairs, central heating radiator, stairs rising to the first floor and to the cellars

### Cellars:

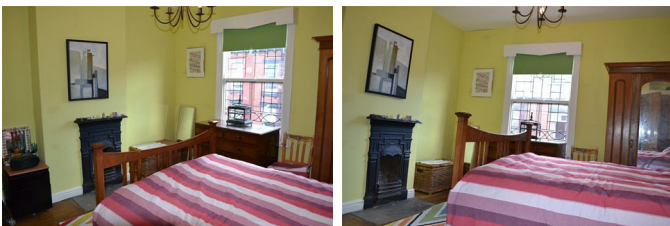
A useful storage area

## FIRST FLOOR:

### Landing:

Central heating radiator, access to the first floor accommodation, stairs rising to the second floor

### Bedroom One:



Original sash window, central heating radiator, ample space for bedroom furniture

## Bathroom / WC:



Original sash window, a white suite comprising of a panelled bath with a shower above and a glazed side screen, a pedestal wash basin, and a central heating radiator

### Separate WC:



Window to the rear, low flush WC

## SECOND FLOOR:

### Bedroom Two:



Double glazed window, fitted wardrobes, central heating radiator

## TO THE OUTSIDE:



## Gardens:

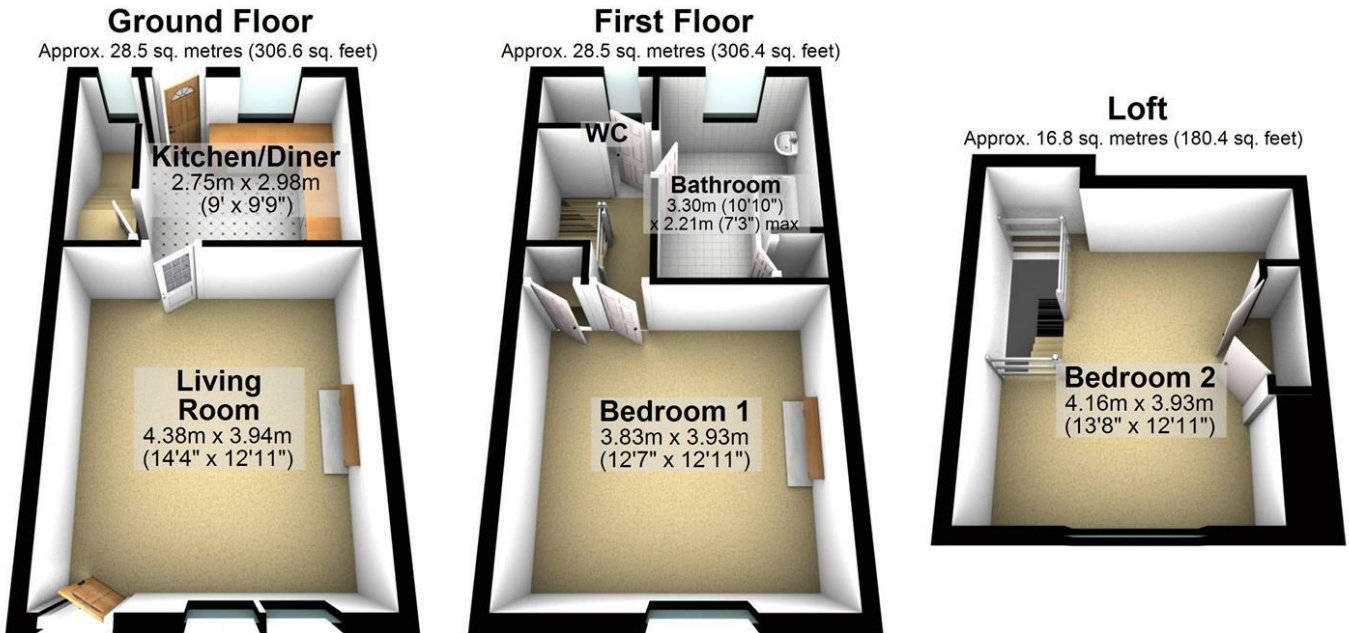


An enclosed rear yard which is mainly paved. There is a small garden frontage to the property with some planting

## EPC Link: E

<https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2073-3280-2007-2925>

## Floor Plan

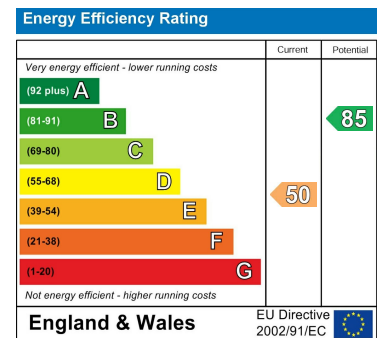


Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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