

13 Arksey Place Leeds



4 Bedroom House - End Terrace £199,995

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13 Arksey Place, Armley, Leeds, West Yorkshire, LS12 2NG

Ground Floor:

Entrance Hallway:

Access via a front UPVC front door

Living Room:



Double glazed window to the front elevation, central heating radiator, fire surround

Fitted Dining Kitchen:



A range of wall, drawer and base units, complimentary marble work surfaces, integrated dish washer, space for a fridge freezer, built in oven, five ring electric induction hob with extractor fan over, inset sink and drainer with a mixer tap, fixed central island with a wood work surface, storage units and a built in wine rack, inset ceiling lighting, two vertical radiators, double glazed window to the rear elevation, access to the basement

Utility Room:

Double glazed window to the rear elevation, vertical radiator, plumbing for a washing machine, space for a dryer, laminated wood floor, wall units, work surface, UPVC part glazed door leading to the rear garden

Basement:

A useful storage space / space for a gym or office, a uPVC door leading to the front garden

First Floor:

Landing:

Stairs to the second floor

Bedroom Three:



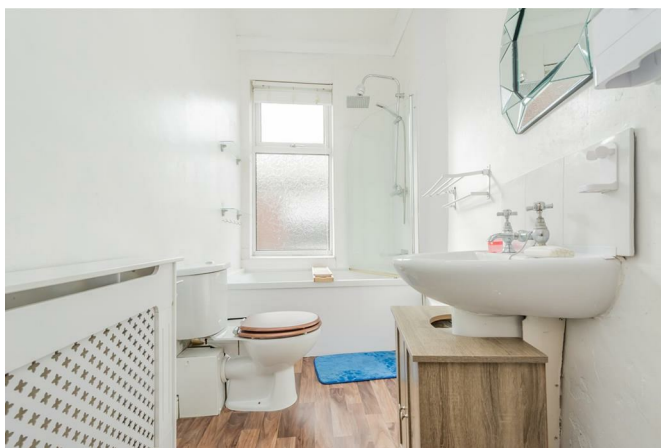
Double glazed window to the front elevation, central heating radiator, original floorboards

Bedroom Four:



Double glazed window to the rear elevation, central heating radiator, original floorboards, virgin media point, gas boiler (in storage area)

Bathroom / WC:



A three piece suite in white comprising of a panelled bath with an instant shower over, a wash basin and a WC, double glazed window to the rear elevation, central heating radiator

Shower Room / WC:



A three piece suite comprising of a shower cubicle with an electric shower, a wash basin and a WC

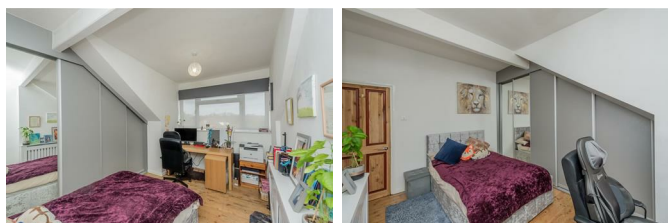
Second Floor:

Bedroom One:



Double glazed dormer window to the rear elevation, central heating radiator

Bedroom Two:



Double glazed window to the front elevation, central heating radiator, fitted sliding door wardrobes

To The Outside:



Gardens:

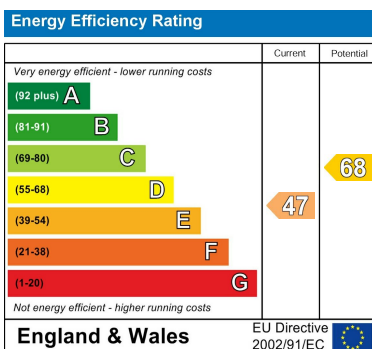


The garden to the front comprises of a paved patio, a lower decked patio, flowerbeds and stairs leading to the front entrance door, The rear garden is decked and there is an outside tap

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8266-7321-4810-8729-5926>

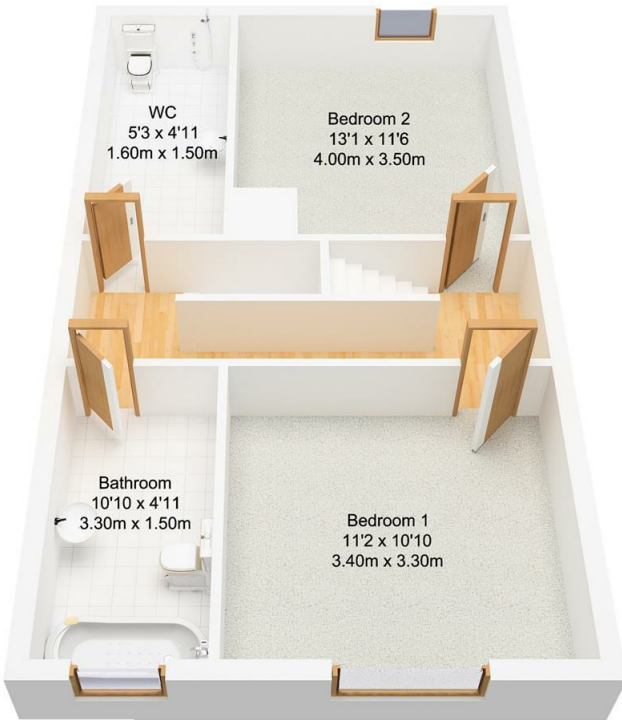
Energy Efficiency Graph



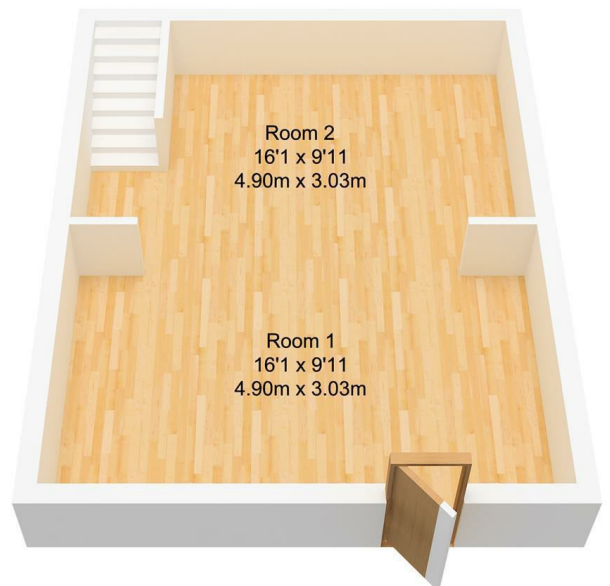
Floor Plan



Ground Floor
Approx. 56.28 sqm.
(605.79 sqft.)



First Floor
Approx. 46.92 sqm.
(505.04sqft.)



Basement
Approx. 30.17 sqm.
(324.74 sqft.)