

**42 Mitford Terrace  
Leeds**



**3 Bedroom House - Terraced  
£152,995**

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
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# 42 Mitford Terrace, Armley, Leeds, West Yorkshire, LS12 1NJ

## GROUND FLOOR:

### Living Room:



Access via a front entrance door, central heating radiator, double glazed window

### Inner Hallway:

Stairs rising to the first floor

### Fitted Dining Kitchen:



Double glazed window, external door giving access to the rear yard, a range of fitted wall, drawer & base units, work surfaces, an inset stainless steel sink and drainer, plumbing for an automatic washing machine, built under electric oven / grill, gas hob, access to the cellars, central heating radiator

### Storage Cellars:

A useful storage area with power and light

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation, stairs to the second floor

### Bedroom One:



Double glazed window, central heating radiator

### Bathroom / WC:



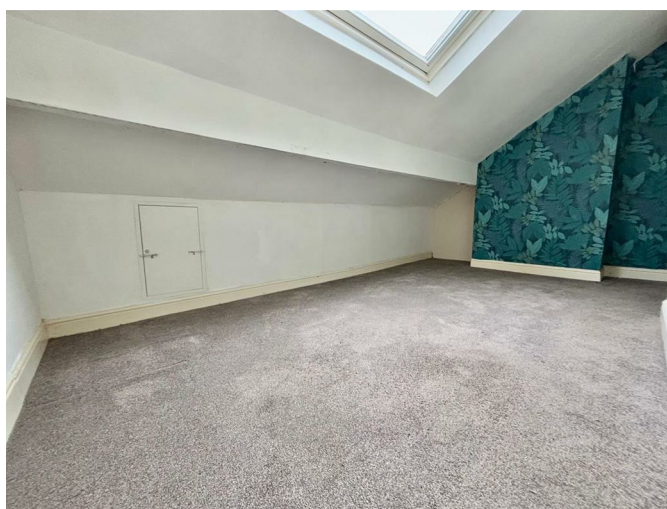
Double glazed window, a white suite comprising of a panelled corner bath with a shower above, wash basin, low flush WC, central heating radiator

## SECOND FLOOR:

### Landing:

Access to the second floor accommodation

### Bedroom Two:



Double glazed window, central heating radiator

### Bedroom Three:



Double glazed window, central heating radiator

### TO THE OUTSIDE:



### Gardens:



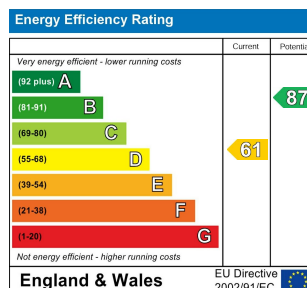
There is a small garden area to the front. To the rear there is a yard area

### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/7198-1087-7247-2186-9964>

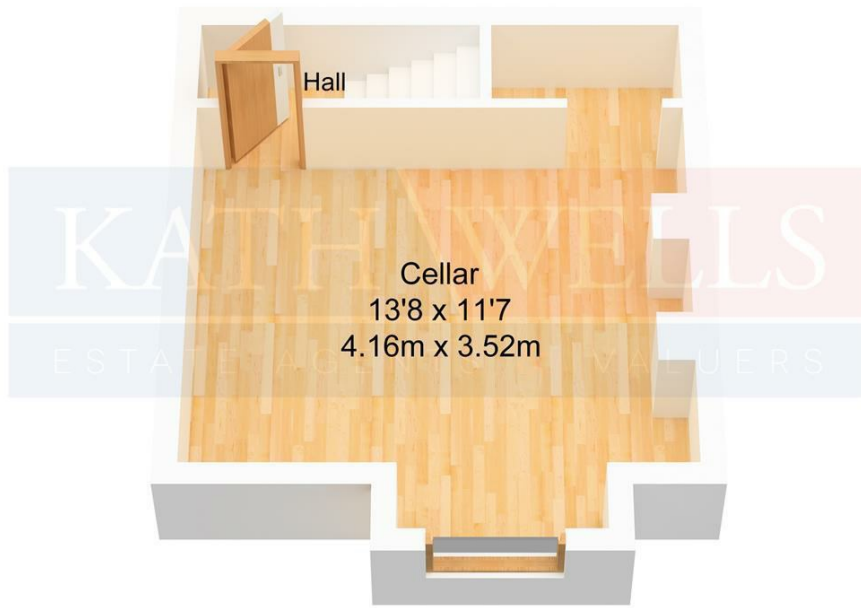
### EPC Rating / Council Tax Band:

EPC Rating: D / Council Tax Band: A

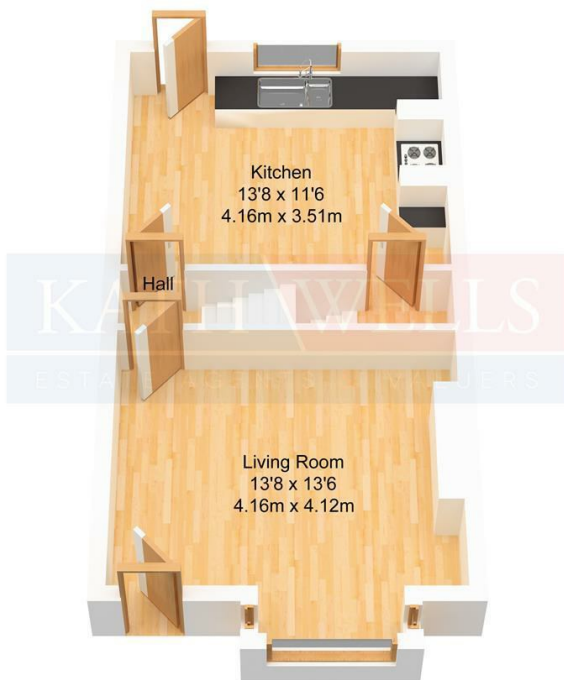




## Floor Plan



**Lower Ground Floor**  
Approx. 19.39 sqm.  
(208.71 sqft.)



**Ground Floor**  
Approx. 34.40 sqm.  
(370.27 sqft.)



**First Floor**  
Approx. 33.40 sqm.  
(359.51 sqft.)