KATH | WELLS

ESTATE AGENTS & VALUERS

47 Aviary Mount
Leeds

3 Bedroom House - Terraced
£130,000

69 Lower Wortley Road
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47 Aviary Mount, Leeds, West Yorkshire, LS12 2NX

GROUND FLOOR:

Living Room / Dining Area:

Access via a part glazed front entrance door, double glazed window, television point, stairs rising to the first floor, central heating radiator

Fitted Kitchen:

Double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas hob with an extractor fan above, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, access to the cellar

Cellar:

A useful space for storage

FIRST FLOOR:

Landing:

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

Bedroom One:

Double glazed window, central heating radiator, a good sized double bedroom

Bedroom Three:

Double glazed window, central heating radiator

Bathroom / WC:

Double glazed window, a suite comprising of a panelled bath, low flush WC, wash basin, central heating radiator

SECOND FLOOR:

Bedroom Two:

Double glazed window, central heating radiator, a good sized double bedroom

TO THE OUTSIDE:

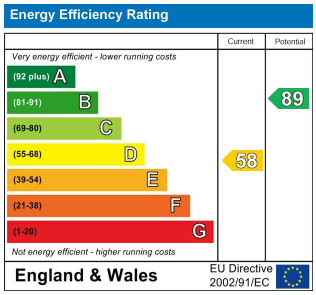
A shared yard space is located outside the property

Council Tax Band & EPC Rating:

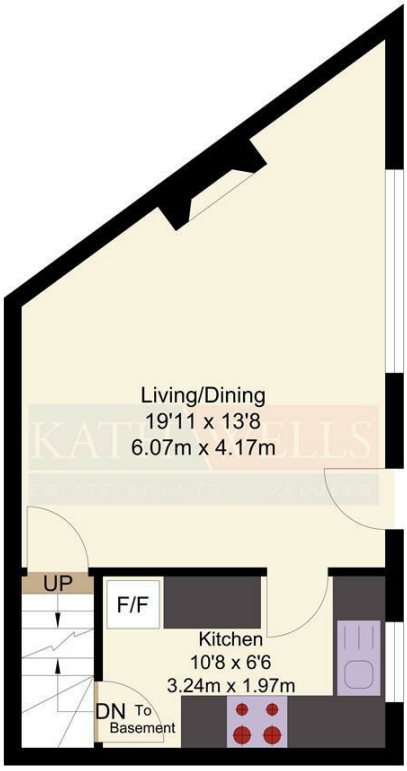
Council Tax Band: A / EPC Rating: D

EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/0010-2903-0010-2209-9725

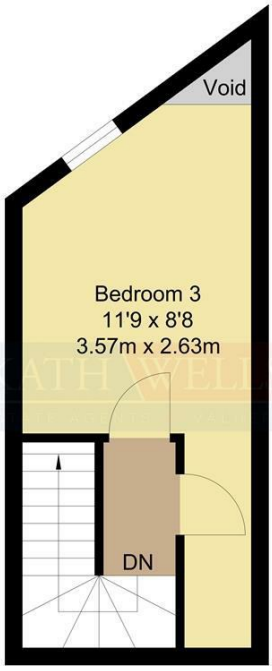


Floor Plan



Ground Floor
Approx. 27.56 sqm.
(296.65 sqft.)

First Floor
Approx. 27.56 sqm.
(296.65 sqft.)



Second Floor
Approx. 15.52 sqm.
(167.05 sqft.)