

# KATH WELLS

ESTATE AGENTS & VALUERS



## **17 Elsworth Street, Leeds, LS12 2JS** **Offers In The Region Of £125,000**

An END TERRACED PROPERTY situated in a popular residential area of Armley and conveniently located for access to Leeds City Centre and the Motorway networks making an ideal purchase for a variety of buyers including FTB's and Landlords (possible rental income circa £750.00 pcm). The property benefits from having DOUBLE GLAZING and GAS CENTRAL HEATING.

Briefly throughout and to the ground floor the accommodation comprises of a HALLWAY with stairs rising to the first floor, a LIVING ROOM, and a DINING KITCHEN which has external access to the rear garden, a range of fitted cabinets and space for a dining table and chairs.

To the first floor there are TWO BEDROOMS and a BATHROOM / WC which has a white suite and an electric shower above the bath.

Externally there is a GARDEN to the rear.

Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 / [sales@kathwells.com](mailto:sales@kathwells.com)

Council Tax Rating: A / EPC Rating: D

## **GROUND FLOOR:**

### **Hallway:**

Access via a part glazed front entrance door, stairs rising to the first floor

### **Living Room:**

Double glazed window, central heating radiator

### **Fitted Dining Kitchen:**

Double glazed windows, an external door giving access to the rear garden, a range of fitted wall, drawer & base cabinets, work surfaces, an inset stainless steel sink and drainer, gas cooker point, plumbing for an automatic washing machine, space for a fridge / freezer, under-stairs storage area

## **FIRST FLOOR:**

### **Landing:**

Access to the first floor accommodation, access to the loft space

### **Bedroom One:**

Double glazed window, central heating radiator, ample space for a range of bedroom furniture

### **Bedroom Two:**

Double glazed window, central heating radiator

### **Bathroom / WC:**

Double glazed window, a white suite comprising of a panelled bath with a shower screen and electric shower, wash basin, low flush WC

## **TO THE OUTSIDE:**

### **Gardens:**

An enclosed rear garden

### **EPC Link:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0115-3036-0204-5204-8204>

### **Council Tax Rating & EPC Rating:**

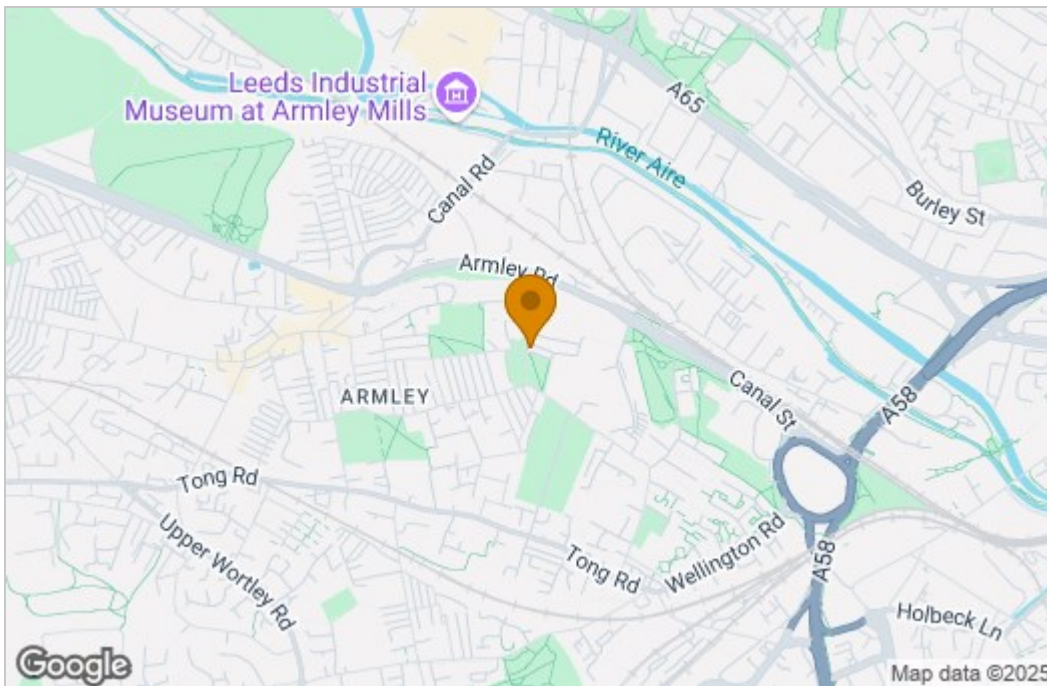
Council Tax Rating: A / EPC Rating: D

## Floor Plan

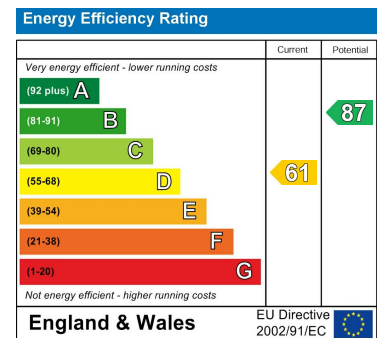


Ground Floor  
Approx. 27.90 sqm.  
(301.00 sqft.)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.