



## 18 Cecil Street Leeds



## 2 Bedroom House - Back to Back £139,995

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# 18 Cecil Street, Armley, Leeds, West yorkshire, LS12 2AL

## GROUND FLOOR:

### Living Room:



Access via a part glazed front entrance door, double glazed window, feature fire place, shelving to the chimney alcoves, stripped floor boards, stairs rising to the first floor, central heating radiator

### Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, breakfast bar, gas cooker, extractor hood, automatic washing machine, inset sink and drainer, space for a fridge / freezer, access to the cellars

### Cellars:

A useful storage area with power and light

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation, stairs rising to the second floor, central heating radiator

### Bedroom One:



Double glazed window, central heating radiator, original fireplace, built-in wardrobes / storage

### Bathroom / WC:



Double glazed window, a panelled bath with shower mixer taps, wash basin, low flush WC, ladder style central heating radiator / towel warmer

## SECOND FLOOR:

### Bedroom Two:



Double glazed window, central heating radiator

## TO THE OUTSIDE:

### Gardens:



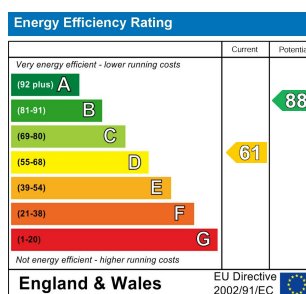
An enclosed front garden which is mainly low maintenance with hedge and fence borders

### Council Tax Band & EPC Rating:

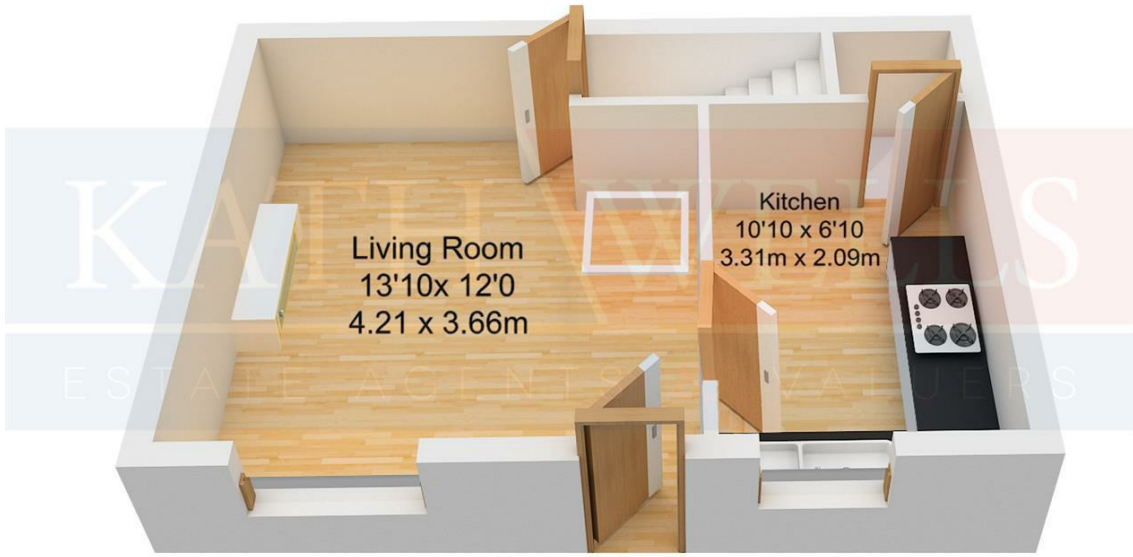
Council Tax Band: A / EPC Rating: tba

### EPC Link:

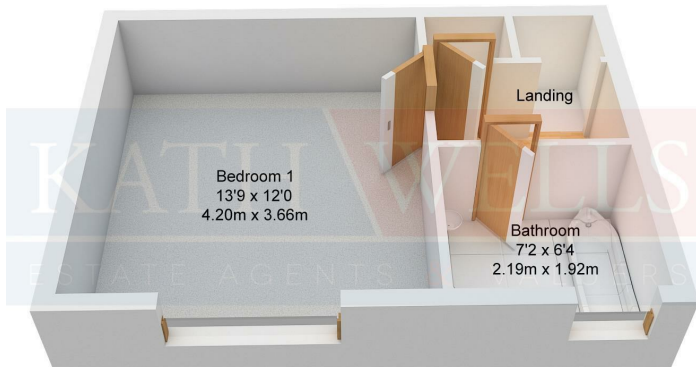
<https://find-energy-certificate.service.gov.uk/energy-certificate/0134-2122-9409-0513-5296>



# Floor Plan



Ground Floor  
Approx. 24.60 sqm.  
(265.00 sqft.)



First Floor  
Approx. 24.60 sqm.  
(265.00 sqft.)



Second Floor  
Approx. 18.70 sqm.  
(201.00 sqft.)