

KATH | WELLS

ESTATE AGENTS & VALUERS

21 Aviary Mount Leeds



1 Bedroom House - Terraced £105,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

Web Site
www.kathwells.com

email
sales@kathwells.com

21 Aviary Mount, Armley, Leeds, West Yorkshire, LS12 2NX

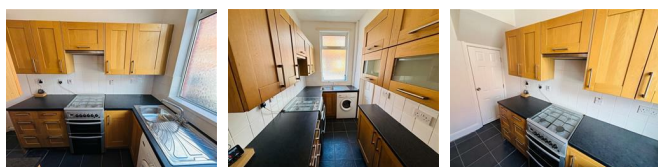
GROUND FLOOR:

Living Room:



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

Fitted Kitchen:



Double glazed window, a wide range of fitted wall, drawer & base units, work surfaces, gas cooker point, extractor fan, inset sink & drainer, plumbing for an automatic washing machine, space for a fridge / freezer, access to the cellar

Cellar:

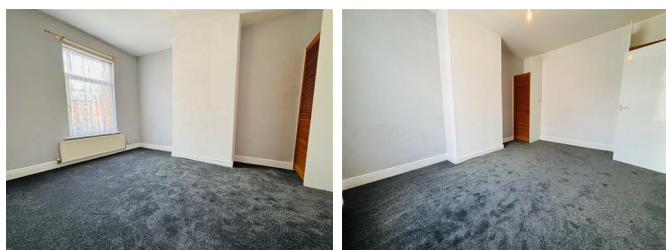
A good sized & useful storage space

FIRST FLOOR:

Landing:

Access to the first floor accommodation, storage cupboard

Bedroom One:



Double glazed window, built in wardrobes, central heating radiator, a great sized double bedroom

Bathroom / WC:



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

TO THE OUTSIDE:



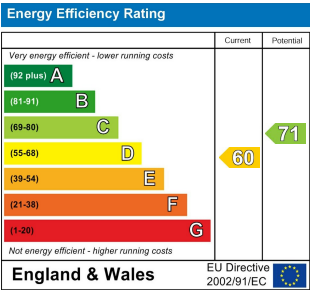
The property is street fronted

Council Tax Band & EPC Rating:

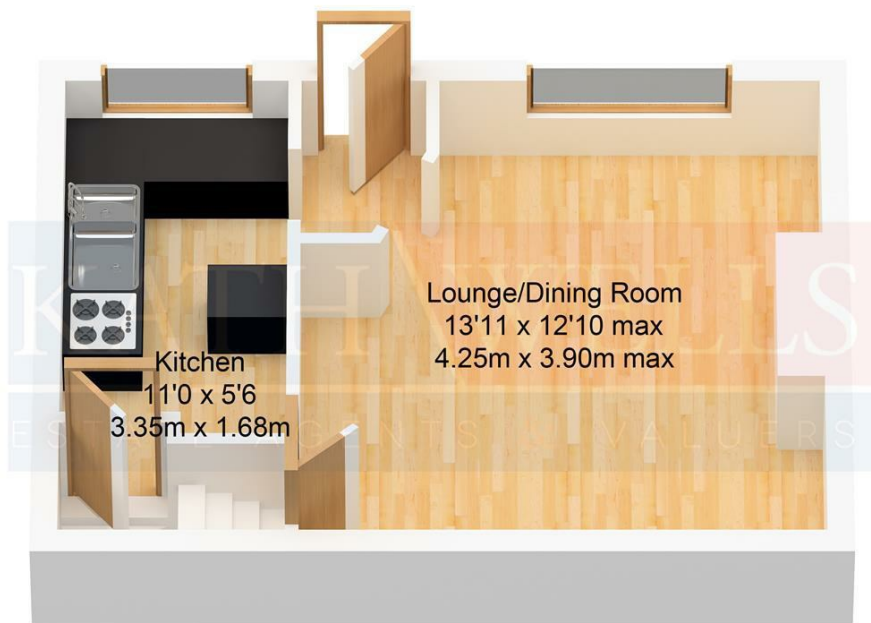
Council Tax Band: A / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9300-2073-7520-2595-7725>



Floor Plan



Ground Floor
Approx. 24.80 sqm.
(266.70 sqft.)



First Floor
Approx. 24.70 sqm.
(266.30 sqft.)