

KATH WELLS

ESTATE AGENTS & VALUERS



17 Thornton Grove, Leeds, LS12 3JB Offers In The Region Of £119,995

Early internal viewing is highly recommended for this DECEPTIVELY SPACIOUS TWO BEDROOM BACK TO BACK TERRACE situated amidst similar style property in a popular residential area of Armley. This property would make an ideal purchase for a variety of buyers including Landlords (possible rental income CIRCA £750.00 pcm) and First Time Buyers.

Although this property would benefit from some modernisation and updating it does benefit from having GAS CH, Double Glazing, and a NEW BOILER (fitted September 23).

The property is street fronted and briefly throughout comprises of a LIVING ROOM with stairs rising to the first floor and a fireplace and hearth, a FITTED KITCHEN with an ample range of cabinets, a built under electric oven / grill, an electric hob and an extractor fan, and CELLARS providing useful storage space.

To the first floor there is a LARGE DOUBLE BEDROOM with built-in storage and fitted wardrobes, and a BATHROOM / WC with a modern white suite and a plumbed shower over the bath. Stairs rise from the LANDING to the second floor where there is a further DOUBL BEDROOM with ample space for bedroom furniture.

Local amenities are close to hand and Leeds City Centre and the Outer Ring Road / Motorway Networks are easily accessible by local transport / car.

EPC Rating: D / Council Tax Band: A

GROUND FLOOR:

Living Room:



Access via a front entrance door, double glazed window, fireplace and hearth, central heating radiator, ceiling mouldings, television point, laminated flooring, stairs rising to the first floor

Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, an inset stainless steel sink and drainer, built under electric oven / grill, electric hob, extractor hood, plumbing for an automatic washing machine, space for a fridge / freezer, access to the cellars

Storage Cellars:

A useful storage area accessed from the fitted kitchen

FIRST FLOOR:

Landing:

Access to the second floor accommodation, central heating radiator

Bedroom One:



A good sized double bedroom with ample space for bedroom furniture, fitted wardrobes with sliding mirrored doors, built-in storage cupboard, central heating radiator, original feature fireplace

Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a plumbed shower above and a glazed side screen, low flush WC, wash basin, central heating radiator, tiling to the walls and floor

SECOND FLOOR:

Bedroom Two:



A good sized double bedroom, double glazed window, central heating radiator

TO THE OUTSIDE:

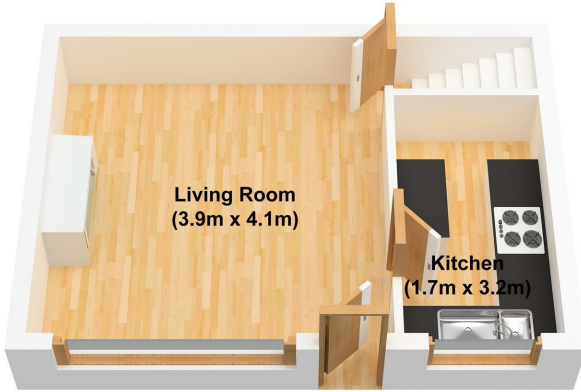
The property is 'street fronted'.

EPC LINK:

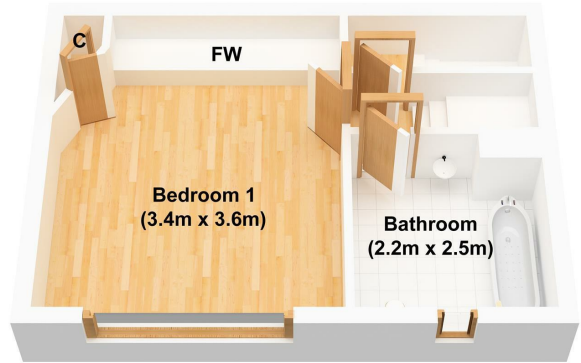
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Floor Plan

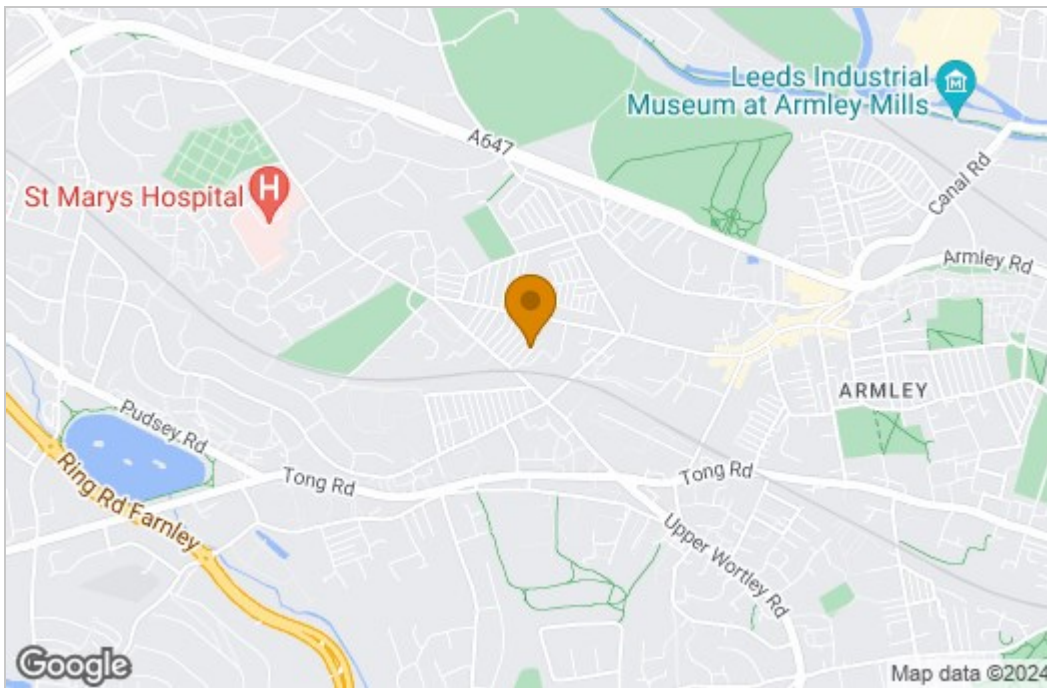
Ground Floor



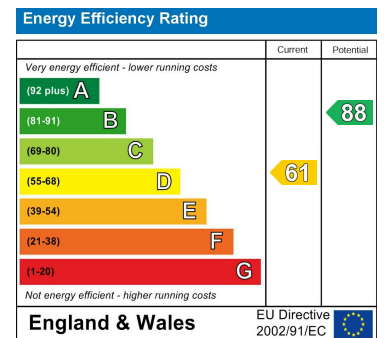
First Floor



Area Map



Energy Efficiency Graph



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