

KATH WELLS

ESTATE AGENTS & VALUERS



Christchurch Avenue, Leeds LS12 3NG

£845 Per Month



Available TO LET is this UNFURNISHED TWO BEDROOM BACK TO BACK situated in a popular residential area of ARMLEY adjacent to local parkland and close to local amenities such as shops, schools and bus routes to surrounding areas.

The property benefits from DOUBLE GLAZING, GAS CENTRAL HEATING, GOOD SIZED ROOMS ACCOMMODATION and a GARDEN TO THE FRONT. Briefly throughout the property comprises of a LIVING ROOM with built in storage / display cupboards and a feature fire place and hearth; a MODERN KITCHEN with a built under electric oven & electric hob, an extractor hood, an automatic washing machine, and built in storage; CELLARS provide a useful storage area; a FIRST FLOOR BEDROOM with an original cast iron feature fire place; a MODERN WHITE THREE PIECE BATHROOM SUITE with a shower over the bath and a glazed side screen; a SECOND FLOOR BEDROOM and a DRESSING ROOM / STUDY.

This property would make an ideal home for anyone wishing to live within commuting distance of Leeds City Centre, the M62 and other West Yorkshire motorways. Early internal viewing is highly recommended to avoid disappointment. To arrange a viewing please call our offices on 0113 231 1033 or email sales@kathwells.com.

Security Bond Required: £975.00

Council Tax Band: A / EPC Rating: E



69 Lower Wortley Road, Wortley, Leeds, West Yorkshire, LS12 4SL
Tel: 0113 231 1033 Email: sales@kathwells.com www.kathwells.com