

KATH WELLS

ESTATE AGENTS & VALUERS

26 Aviary Grove Leeds



1 Bedroom House - Mid Terrace £94,995

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26 Aviary Grove, Armley, Leeds, West Yorkshire, LS12 2NU

GROUND FLOOR:

Living Room:



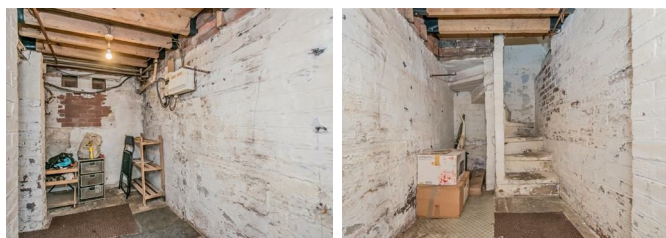
Double glazed window, a front entrance door, a fireplace and hearth with a living flame gas fire, television point, central heating radiator, stairs rising to the first floor

Fitted Kitchen:



Double glazed window, fitted wall & base units, work surfaces, gas cooker point, an inset stainless steel sink and drainer, space for a fridge / freezer, plumbing for an automatic washing machine, stairs down to the cellars

Cellars:



A useful storage area

FIRST FLOOR

Landing:

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

Bedroom One:



A large double bedroom with ample space for a range of bedroom furniture, double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with shower mixer taps, a low flush WC, wash basin, storage / airing cupboard, central heating area

TO THE OUTSIDE:

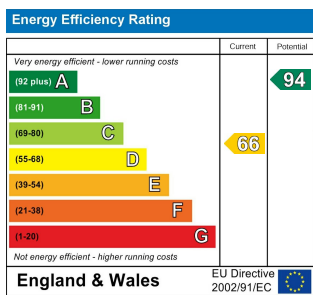
The property is street fronted

Council Tax Band & EPC Rating:

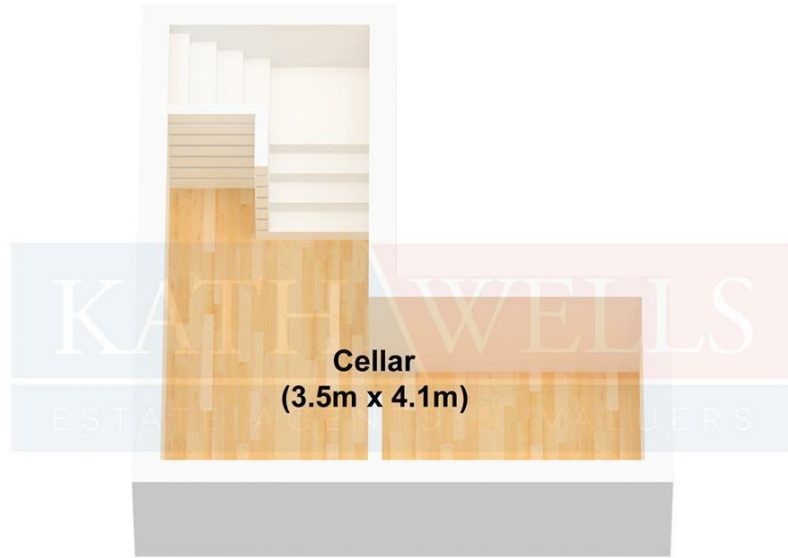
Council Tax Band: A / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0238-0907-0200-1409-2200>



Lower Ground Floor



Ground Floor



First Floor

