



26 Claremont Street Leeds



2 Bedroom House - Back to Back £125,000

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26 Claremont Street, Armley, Leeds, West Yorkshire, LS12 3EE

GROUND FLOOR:

Living Room:



Access via a front entrance door, double glazed window, fireplace and hearth, pebble effect living flame gas fire, stairs rising to the first floor, central heating radiator

Fitted Kitchen:



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

Storage Cellars:

A very useful storage space

FIRST FLOOR:

Landing:

Access to the first floor accommodation, stairs rising to the second floor

Bedroom One:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a four piece suite comprising of a panelled bath, a glazed shower cubicle with a plumbed shower, low flush WC, wash basin, ladder style central heating radiator

SECOND FLOOR:

Bedroom Two:



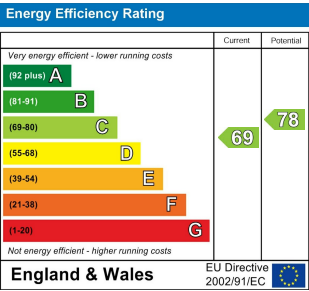
Double glazed Velux window, central heating radiator

EPC Link:

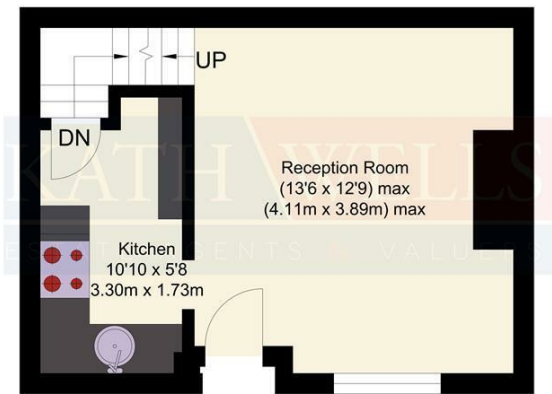
<https://find-energy-certificate.service.gov.uk/energy-certificate/0615-3058-6202-8006-9200>

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: C



Floor Plan



Ground Floor
Approx. 24.34 sqm.
(261.99 sqft.)



First Floor
Approx. 24.34 sqm.
(261.99 sqft.)

Denotes Restricted
Head Height



Second Floor
Approx. 17.51 sqm.
(188.47 sqft.)