



## 29 Whingate Avenue Leeds



## 2 Bedroom House - Terraced £120,000

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# 29 Whingate Avenue, Armley, Leeds, West Yorkshire, LS12 3RE

## GROUND FLOOR:

### Living Room:



Access via a front entrance door, central heating radiator, television point, staircase leading to the first floor.

### Fitted Kitchen:



Double glazed window, a range of modern wall, drawer & base units, work surfaces, cooker point, extractor fan., plumbing for an automatic washing machine, stainless steel sink with mixer tap, space for a fridge/freezer, central heating radiator, staircase down to the cellars.

### Cellar:

A 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, television point.

### Bathroom / WC:



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

## SECOND FLOOR:

### Bedroom Two:



Double glazed window, fitted wardrobes / storage cupboards, central heating radiator.

### TO THE OUTSIDE:

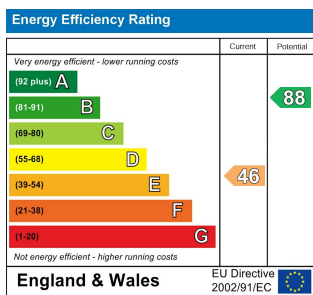
The property is street fronted

### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0863-2834-7674-9201-3025>

### EPC Rating & Council Tax Band:

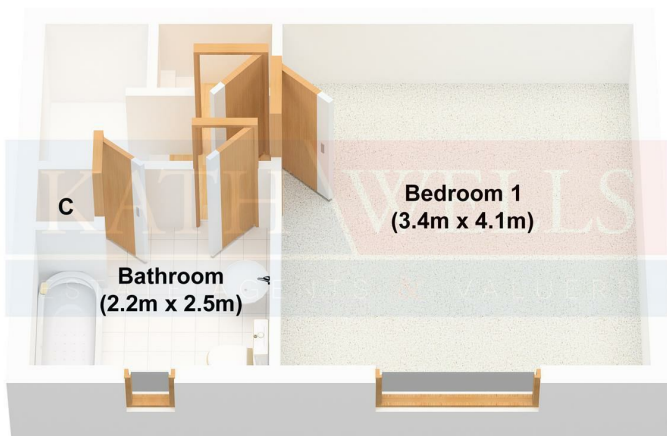
EPC Rating: E / Council Tax Band: A



# Ground Floor



# First Floor



# Second Floor

