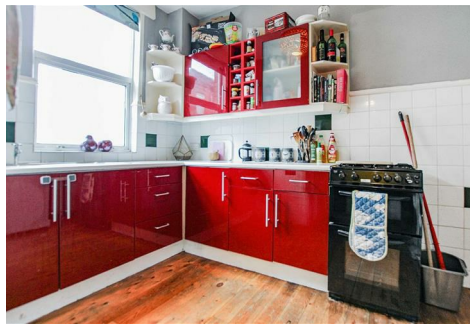


KATH WELLS

ESTATE AGENTS & VALUERS



3 Moorfield Grove, Leeds, LS12 3RY Offers In The Region Of £125,000

* IDEAL STARTER HOME / RENTAL (possible rental income circa £550 pcm) ** WELL PRESENTED ** DG & CH ** MODERN KITCHEN & BATHROOM ** USEFUL BASEMENT / STORAGE ** EARLY VIEWING ADVISED *
* VIRTUAL TOUR AVAILABLE *

A very well presented back to back terraced property situated amidst similar style property in popular and convenient residential area of Armley. The property has been maintained and decorated to a good standard throughout and would make an ideal purchase for either a FIRST TIME BUYER or a LANDLORD.

A front entrance door opens into the LIVING ROOM which has the original cornice, stripped and varnished flooring and a fireplace and hearth with an inset fire. The FITTED KITCHEN has a modern range of cabinets, and access to the cellars. The CELLARS are divided into two rooms and have power and light making a useful storage area.

The first floor has a large DOUBLE BEDROOM with ample space for bedrooms furniture and wardrobes. The BATHROOM / WC has a modern white suite comprising of a panelled bath with a shower above.

GROUND FLOOR:

Living Room:

Access via a front entrance door, double glazed window to the front elevation, a fire surround with a tiled back & hearth and an inset fire, telephone and points, inset ceiling lighting, coving, stripped and varnished floorboards, central heating radiator

Fitted Kitchen:

Double glazed window to the front elevation, a modern range of wall, drawer and base units with high gloss cabinet doors, display cabinets, modern work surfaces, a gas oven / grill with a four ring burner, an inset stainless steel sink and drainer, plumbing for an automatic washing machine, stripped and varnished floorboards, access to the cellar

Cellars:

Divided into two rooms with power and light; a useful storage area

FIRST FLOOR:

Landing:

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

Bedroom One:

Double glazed window to the front elevation, an original feature fire place with a tiled hearth, a range of fitted wardrobes and drawers, central heating radiator

Bathroom / WC:

Double glazed window to the front elevation, a white suite comprising of a panelled / tiled bath with a shower above, wash basin, low flush WC, wall and floor tiling, central heating radiator

SECOND FLOOR:

Landing:

Double glazed Velux window; a useful storage area

Study Room:

Central heating radiator, a built in desk - ideal for doing homework or a home office

Bedroom Two:

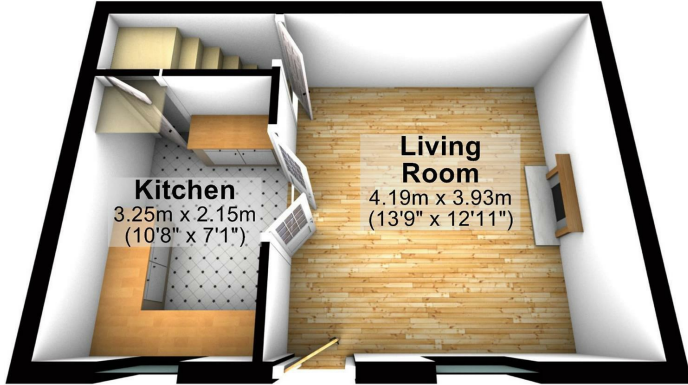
Double glazed Velux window to the front elevation, a feature fire place with a tiled hearth, stripped and varnished floor boards, central heating radiator

Street :

Floor Plan

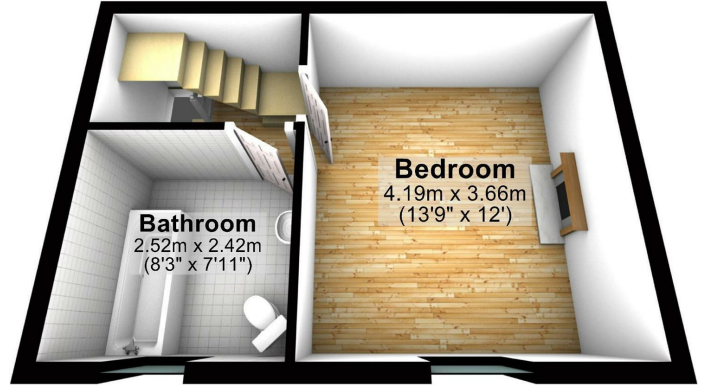
Ground Floor

Approx. 25.9 sq. metres (278.7 sq. feet)

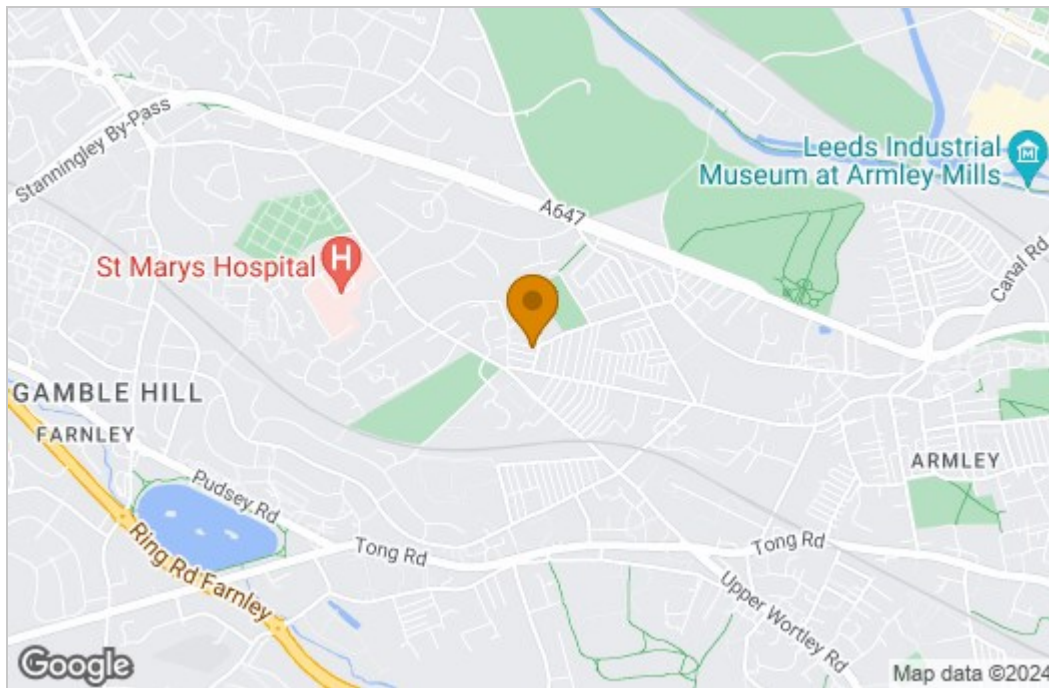


First Floor

Approx. 25.9 sq. metres (278.7 sq. feet)



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.