

KATH WELLS

ESTATE AGENTS & VALUERS



4 Halliday Avenue, Leeds, LS12 3PQ Offers In The Region Of £179,995

A THREE BEDROOM SEMI DETACHED situated amidst similar style property in a popular residential area of Armley. This property is within walking distance of local amenities, shops, and well regarded schools, and is only a short drive from the M621 motorway, Bramley Railway Station, and Armley Sports & Leisure Centre making an ideal purchase for a variety of buyers, particularly a growing family.

Although this property does have double glazing and gas central heating it is in need of some COSMETIC MODERNISATION & REFURBISHMENT throughout. To the ground floor the accommodation comprises of an ENTRANCE HALLWAY with stairs rising to the first floor, a LIVING ROOM with a fireplace and hearth and an electric fire, a good sized DINING / BREAKFAST KITCHEN with a good range of fitted cabinets, and space for a table and chairs, and a UTILITY ROOM with external access to the garden, a sink and drainer and plumbing for an automatic washing machine. To the first floor there are TWO DOUBLE BEDROOMS, one of which has a range of FITTED WARDROBES & STORAGE, a further SINGLE BEDROOM, and a SHOWER / WET ROOM & WC with a white suite. Externally there are GARDENS TO THE FRONT & REAR, and a DRIVEWAY which provides useful OFF STREET PARKING. Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com.

EPC Rating: D / Council Tax Band: B

GROUND FLOOR:

Hallway:

Access via a part glazed front entrance door, stairs rising to the first floor, double glazed window, central heating radiator

Living Room:



Double glazed window, fireplace and hearth with an electric fire, central heating radiator, television point, glazed internal doors through to the dining kitchen

Fitted Dining / Breakfast Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, built under electric oven / grill, gas hob, extractor hood, fitted dishwasher, an inset stainless steel sink and drainer, space for a fridge / freezer, central heating radiator, ample space for a dining / breakfast table and chairs

Utility Room:



A part glazed external door giving access to the garden, double glazed window, fitted cabinets and shelving, a stainless steel sink and drainer, central heating radiator, plumbing for an automatic washing machine, storage cupboard

FIRST FLOOR:

Landing:

Access to the first floor accommodation and to the loft space

Bedroom One:



Double glazed window, central heating radiator, television point, fitted wardrobes.

Bedroom Two:



Double glazed window, central heating radiator, a range of fitted wardrobes and storage

Bedroom Three:



Double glazed window, central heating radiator

Shower / Wet Room & WC:



Double glazed window, shower area with an electric shower, wash basin, low flush WC, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:



Gardens:



The front garden is partly enclosed and has low maintenance areas and steps leading to the front door. The rear garden is enclosed by fencing and has a lawn, paved seating areas, planted / flower beds, an outside tap, and a garden shed. There is side access to the property and access to under-house storage with power and light.

Off Street Parking / Driveway:

A driveway provides useful off street parking

EPC Rating & Council Tax Band:

EPC Rating: D / Council Tax Band: tba

EPC Link:

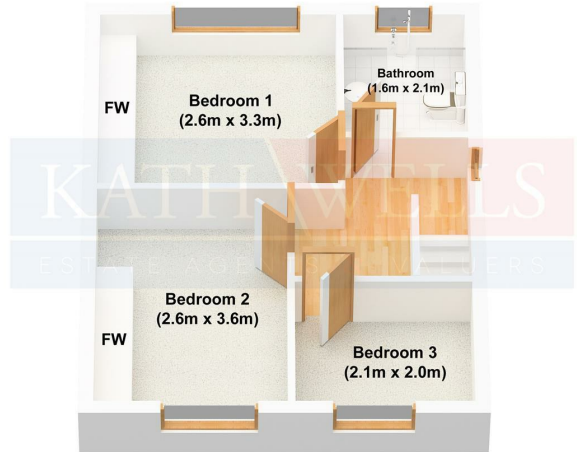
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Floor Plan

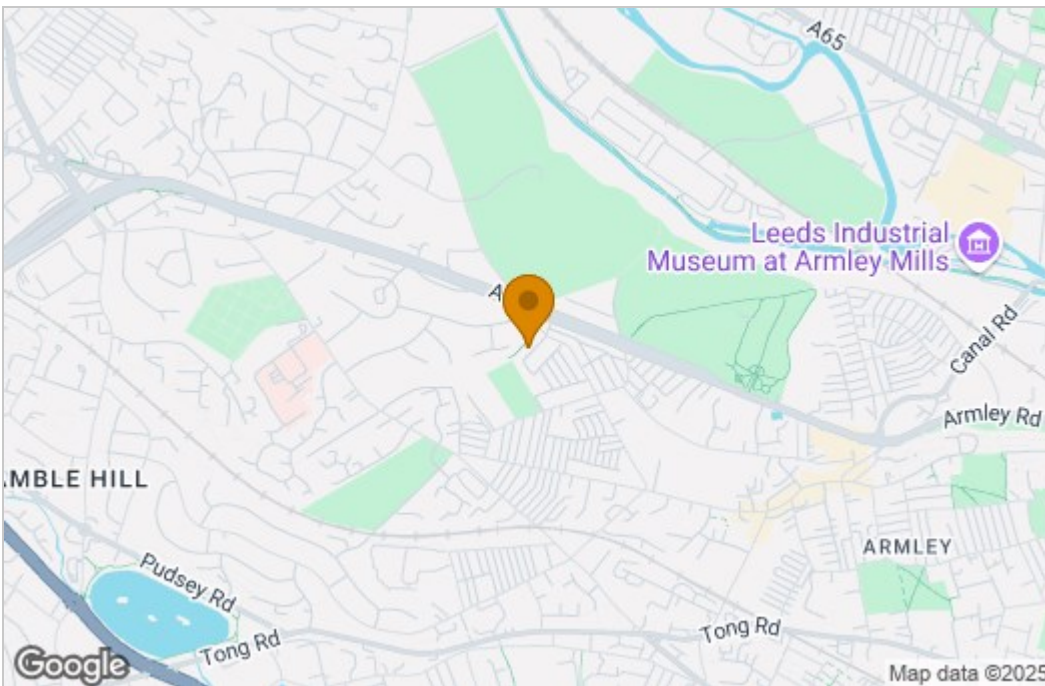
Ground Floor



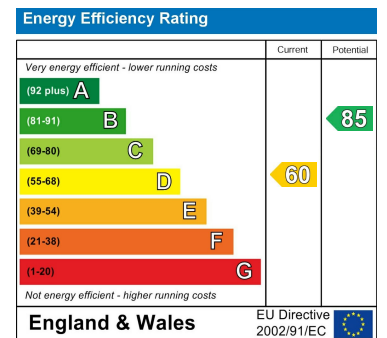
First Floor



Area Map



Energy Efficiency Graph



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