



## 11 Rombalds Grove, Leeds, LS12 2BB

### £1,150 Per Month

A well positioned 3 bedroom mid terrace in excellent Armley location. Well cared for throughout this property is the perfect buy for first time buyers or investors. Boasting spacious rooms, large modern bathroom and cellar space.

In brief, the property opens into the light and spacious living area. The room is newly decorated and offers a welcoming space for living and dining. There is a good sized kitchen which includes ample wall and floor units, integrated gas hob and oven, sink with drainer and space for an undercounter fridge-freezer. The double glazed window enables light to flood the room.

The first floor offers a large principle bedroom which is laid with carpet. The exceptionally spacious room makes the perfect primary bedroom with ample space for large bed, storage and more. The house bathroom sits adjacent and is also of a good size. Including wash basin, WC and bath with shower over, this modern bathroom is flooded with natural light from a large double glazed window.

On the second floor is a further two bedrooms making the most of the large dormer. The second bedroom is a double in size, whilst the third is a generous single room. There is also a large landing area which could home a desk or additional storage.

On the lower ground floor and accessed via the kitchen, there is a useful cellar which houses the properties boiler and meters. The space includes a window and is ideal for storage.

Externally the property includes a secure yard located at the front of the property. Located on a cul-de-sac, the wide street also benefits from ample on street parking.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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