



CORNERSTONE

# 15 Chichester Street, Armley, Leeds, LS12 2NL



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# 15 Chichester Street

## Guide Price £129,950

The First viewings Saturday 15th February 2025.

15 Chichester Street is a charming end-terrace Victorian property offered for sale with no onward chain. It has ample space over three floors and a cellar. It is conveniently located around 1.5 miles from Leeds City Centre, making it easily accessible.

Chichester Street is located off one of the main arterial roads into the centre of Leeds. It gives easy access to the M621, which opens up the motorway network.

There is a good range of amenities found in the town centre of Armley which is only a short walk away.

The area has good local schools, parks, and the Leeds Canal. Many leisure facilities are nearby.

In Cornerstone's opinion, Armley is a popular area of Leeds. There is ample local investment, and a strong demographic of young professionals are looking to move there due to its excellent value for money and proximity to the city centre.

In brief, this spacious two double-bedroom end terrace back-to-back property comprises a fantastic open plan kitchen, dining living area on the first floor and a large cellar. The first floor has a double bedroom and a bathroom. The second floor boasts a large double bedroom.

Externally the property has a front garden.

To conclude, given this property's location, price, and finish, we expect it to be popular with first-time buyers and investors.

### Open Plan Kitchen & Dining Living Area

Several steps lead up from the front garden to a timber door that opens into the open-plan kitchen, and dining living area. This space is neutrally decorated with a large double-glazed window to the front elevation. The kitchen comprises ample lower and upper-level cupboards finished in white with contrasting black worktops with white and black tiled splash backs above. The kitchen utilities comprise a stainless steel sink with a drainer, an integrated oven, a four-ring hob with an extractor above and space for free free-standing fridge freezer. This open space has a wood effect floor with doors that lead to the staircase to the first floor and a staircase down into the cellar.



### Cellar

A large cellar that has power, lighting and a frosted double-glazed window. The cellar has a sink and the current owner has a plumbed-in washing machine. The property boiler is also found in the cellar.

### First Floor Landing

A neutrally decorated landing leads to the first-floor double bedroom and bathroom. A further staircase leads up to the second-floor double bedroom.

### First Floor Double Bedroom

A neutrally decorated double bedroom with a double-glazed window to the front elevation. This bedroom has plenty of space for furniture.

### Bathroom

A partially tiled bathroom that comprises a bath with an electric rain dance shower and a second flexible hose, a pedestal wash basin, a toilet and a chrome towel radiator. A double-glazed frosted window allows natural light in.

### Second Floor Double Bedroom

A spacious top-floor double bedroom that is neutrally decorated with a double-glazed window to the side elevation and a Velux window.

### Front Garden

An enclosed front garden that has a brick boundary wall. This is a good space to sit out in the warmer months.

### Additional Information

TENURE - FREEHOLD.

Council Tax Band A.

No Onward Chain.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file but may show on your credit search file.

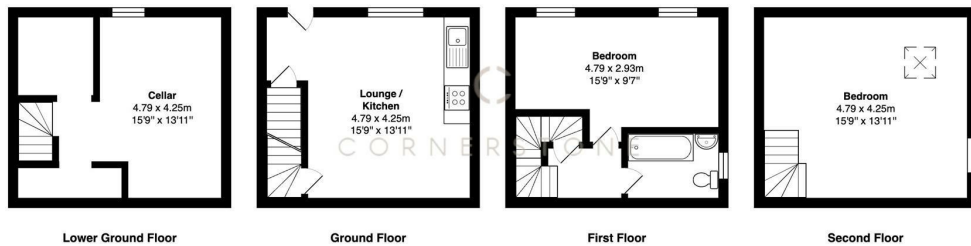
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or





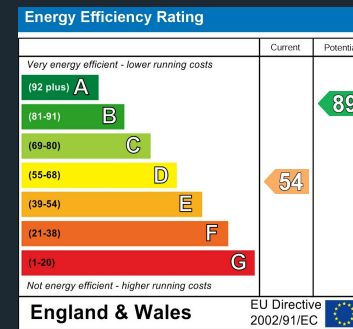
Total Area: 81.4 m<sup>2</sup> ... 877 ft<sup>2</sup>

All measurements are approximate and for display purposes only

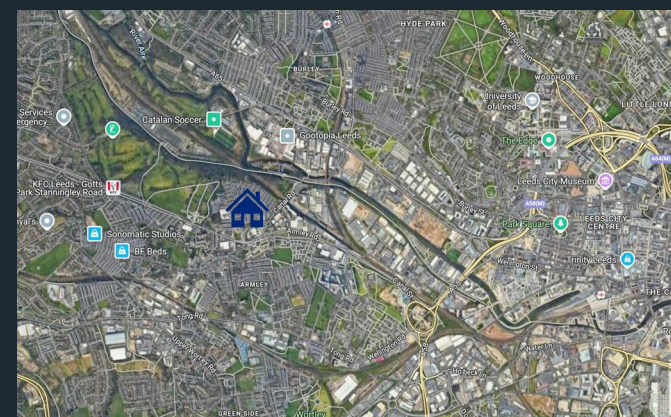
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Local Authority  
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A







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