



£235,000

***THREE BEDROOMS* *SEMI-DETACHED* *POPULAR CUL DE SAC LOCATION* *WELL PRESENTED* *GARDENS & OFF STREET PARKING* *WALK IN ACCOMODATION*
CONVENIENT CITY CENTER ACCESS *CLOSE TO LOCAL SCHOOLS & AMENITIES***

Townend Estate Agents offer for sale this THREE BEDROOM semi-detached property. Offering "walk-in " accommodation including: New Kitchen, New Bathroom, New Boiler, New GCH, Re-plastered, Re-wired, New Decor & Flooring. Located in a popular residential area, close to excellent local schools and a variety of local amenities found on Armley Town Street. Within close proximity to Bramley train station, offering excellent commuter routes to Leeds City Centre via the A647 & B6154, while the Armley Gyratory offers excellent links to the motorway network. With major retail stores located along the ring road and the White Rose Shopping Centre nearby, this property is well placed to serve a multitude of buyers needs! Being immaculately presented throughout the discerning viewer will appreciate the highly appointed 'walk in accommodation' on offer. Being fully renovated throughout the property offers a modern, open plan living aspect which must be viewed to be fully appreciated. Benefitting from gas central heating, UPVC double glazing, driveway parking and deceptively large gardens this is not one to be missed!

The property comprises briefly: Entrance, Lounge open to Diner & Kitchen. Patio doors to rear garden creating a light and airy living space. Kitchen fitted with a range of base & wall units, integrated fridge freezer & Butler sink. Upstairs are THREE bedrooms and the modern house bathroom. Externally to the rear are multi level gardens, including impressive entertaining/seating area, perfect for summers eve's! To the front is driveway parking for multiple vehicles.

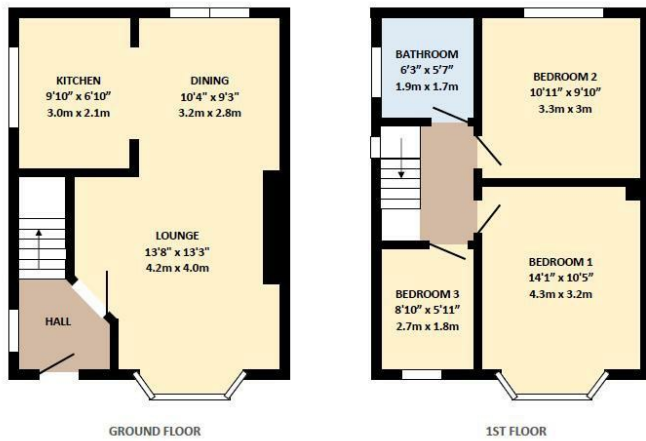
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their efficiency can be given.



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT. PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

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