

169 Tong Road Armley



Two Bedroom End Town House Asking price: £140,000

69 Lower Wortley Road
Wortley
Leeds
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

Web site
www.kathwells.com

e-mail
sales@kathwells.com

169 Tong Road Armley, LS12 4NA

* IDEAL FOR A FTB / LANDLORD /
INVESTOR ** DG & CH ** SOME
MODERNISATION & UPDATING REQUIRED
** CHAIN FREE ON COMPLETION **
POPULAR LOCATION ** GARDENS *

A TWO BEDROOM END TERRACE making an ideal purchase for a variety of buyers including FTB's and Landlords (possible rental income circa £595.00 pcm) wishing to live within an established and sought after residential area of Armley.

This property is being sold CHAIN FREE ON COMPLETION and although it has the benefits of double glazing, central heating and fitted wardrobes it does need some internal modernisation and improvement.

To the ground floor the property is accessed via a side door which opens into a HALLWAY with stairs rising to the first floor; the LIVING ROOM is a good size and has a bay window overlooking the front garden; the FITTED KITCHEN does require some updating but does have a good range of cabinets and storage.

The first floor has A GOOD SIZED DOUBLE BEDROOM with ample space for bedroom furniture and a range of FITTED WARDROBES, the second BEDROOM is also a good size; the BATHROOM / WC has a three piece WHITE SUITE including a wash basin, a bath with and electric shower above and a low flush WC.

Externally there are GARDENS to the front and rear.

The property is conveniently located for access to the motorway network (M62, M621, M1), within walking distance of local amenities and within the catchment area of several well regarded primary and high schools.

Only by viewing can you appreciate both the location and the potential that this property has to offer.

EPC Rating D

The Property Benefits From:

Gardens, Double Glazing, Central Heating, Some Modernisation / Updating Required, Ideal for a Landlord / First Time Buyer

The Property Comprises of:

Hallway, Living Room, Fitted Kitchen, Two Double Bedrooms, Bathroom / WC

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR:

Hallway:

Access via a side entrance door with a security gate, laminated flooring, stairs rising to the first floor, double glazed window to the half landing



Living Room:

Double glazed bay window to the front elevation, central heating radiator, laminated flooring, fireplace and hearth, ceiling coving, television point





Fitted Kitchen:

Double glazed window to the rear elevation, external door, a range of fitted wall, drawer & base units, work surfaces, an inset stainless steel sink and drainer, plumbing for an automatic washing machine, space for a fridge / freezer, cooker point, storage cupboard / pantry, central heating radiator



Bedroom Two:

Double glazed window to the rear elevation, central heating radiator



Bathroom / WC:

Double glazed window, a white suite comprising of a panelled bath with an electric shower above, wash basin, low flush WC, central heating radiator

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation, access to the loft space

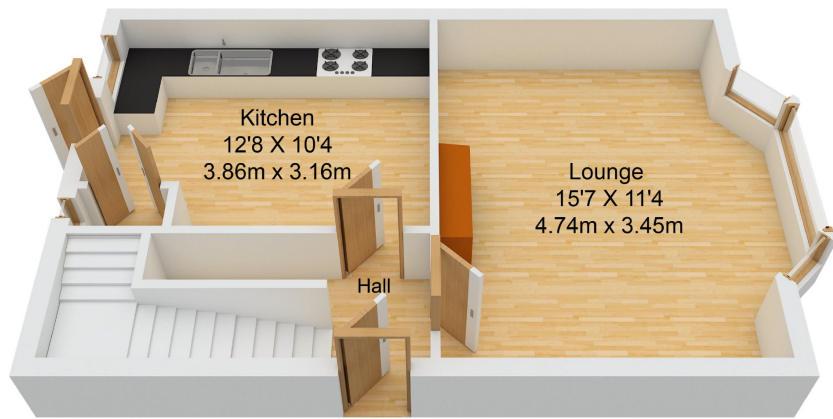
Bedroom One:

Double glazed window to the front elevation, central heating radiator, a range of fitted wardrobes providing useful storage and hanging space



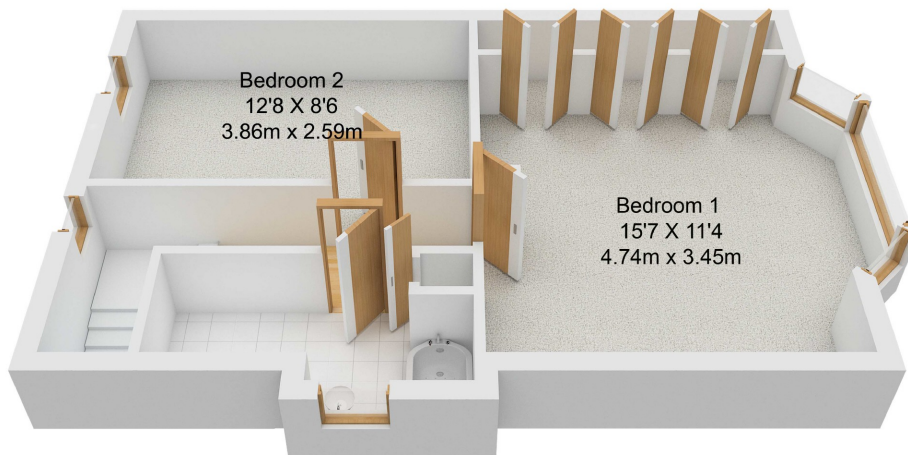
TO THE OUTSIDE:

Floor Plan 1



Ground Floor
Approx. 36.50 Sqm.
(392.88 Sqft.)

Floor Plan 2



First Floor
Approx. 36.94 Sqm.
(397.61 Sqft.)

Floor Plan 3

