



## 7 Thornton Grove Leeds



## 2 Bedroom House £119,995

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# 7 Thornton Grove, Armley, Leeds, West Yorkshire, LS12 3JB

## GROUND FLOOR:

### Living Room:



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

### Fitted Kitchen:



Double glazed window, a range of fitted wall and base units, work surfaces, breakfast bar, an inset stainless steel sink and drainer, gas hob, electric oven / grill, space for a fridge / freezer, plumbing for an automatic washing machine, access to the cellars

### Cellars / Basement:



A useful storage area

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation, stairs rising to the second floor

### Bedroom One:



A good sized double bedroom, double glazed window, central heating radiator, ample space for a range of bedroom furniture

### Bathroom / WC:



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

## SECOND FLOOR:

### Bedroom Two:



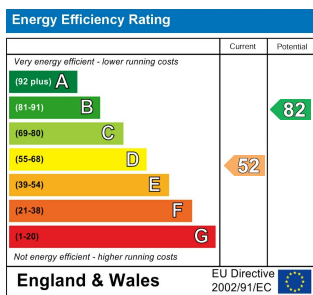
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### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8308-9875-8029-2027-6733>

### Council Tax Band & EPC Rating:

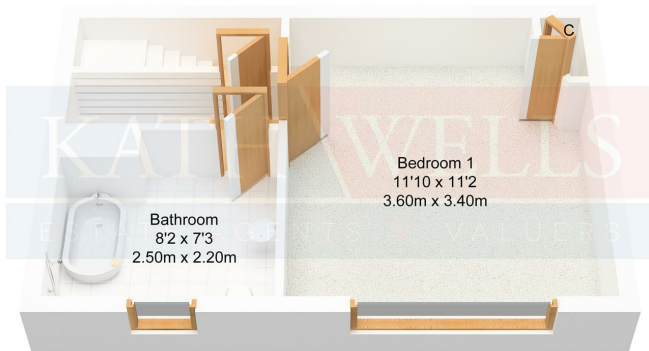
Council Tax Band: A / EPC Rating: E



## Floor Plan



**Ground Floor**  
Approx. 23.37 sqm.  
(251.55 sqft.)



**First Floor**  
Approx. 25.42 sqm.  
(273.61 sqft.)



**Second Floor**  
Approx. 18.24 sqm.  
(196.33 sqft.)