



16 Conference Terrace, Leeds, LS12 3EA

Offers In The Region Of £144,995

A Two Bedroom Back to Back Property situated in a popular residential area of Armley amidst similar style property. Local Amenities such as Shops, Schools and Transport Links to Leeds City Centre and Surrounding Areas are within walking distance, Bramley Railway Station and the Motorway Networks are a short drive away.

Briefly throughout and to the ground floor the property comprises of a LIVING ROOM with stairs rising to the first floor, a FITTED KITCHEN with an ample range of cabinets and work surfaces, CELLARS providing a useful storage area. To the first floor there is a good sized DOUBLE BEDROOM with ample space for a range of bedroom furniture and a BATHROOM / WC with a white suite and a shower over the bath. To the second floor there is a further DOUBLE BEDROOM, and the landing area could be used for storage or as a home office. This property would make an ideal purchase for a variety of buyers including FIRST TIME BUYERS and LANDLORDS (possible rental income circa £750.00pcm). Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com. Council Tax Band: A / EPC Rating: D

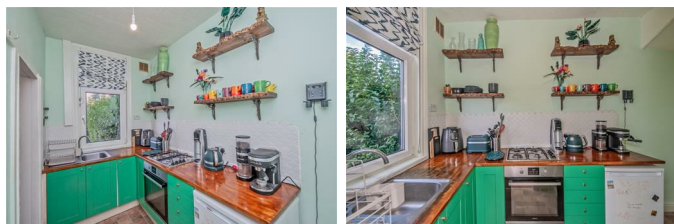
GROUND FLOOR:

Living Room:



Access via a front entrance door, double glazed window, feature fireplace and hearth, central heating radiator, stripped floor boards, ceiling coving and ceiling rose, television point, stairs to the first floor

Fitted Kitchen:



Double glazed window, a range of base and draw units, work surfaces, a stainless steel sink and drainer, built under electric oven / grill, four burner gas hob, space for a fridge / freezer, original built in storage cupboards, access to the cellars

Cellars:

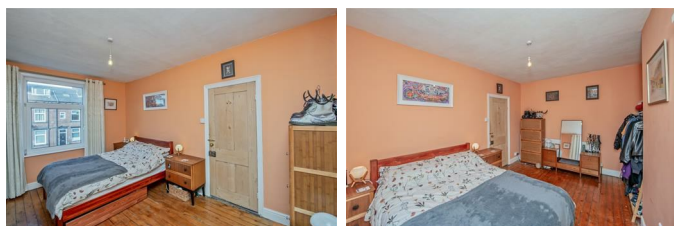
Two useful storage rooms with power and light, plumbing for an automatic washing machine, space for a tumble dryer

FIRST FLOOR:

Landing:

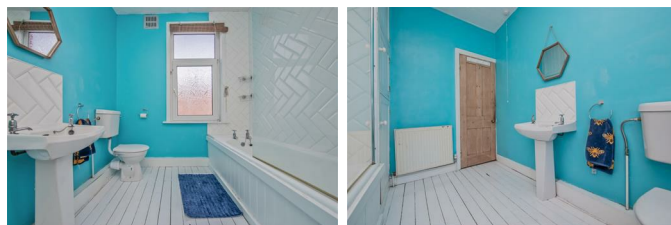
Access to the first floor accommodation, stairs to the second floor

Bedroom One:



Double glazed window, original built in storage / wardrobes, central heating radiator, stripped floorboards, a good sized double bedroom

Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with a plunged shower above and a glaze sized screen, wash basin, low flush WC, central heating radiator, built in storage cupboards,

SECOND FLOOR:

Landing / Study Area:



Access to the second floor accommodation, could be used for storage or as a home office

Bedroom Two:



Double glazed window, stripped floorboards, central heating radiator

TO THE OUTSIDE:

Garden:



The front garden is enclosed by fencing, a hedge and a low wall, and benefits from having a small lawn, a patio / seating area and an outside tap. There is access to a shared storage area

Council Tax Band / EPC Rating:

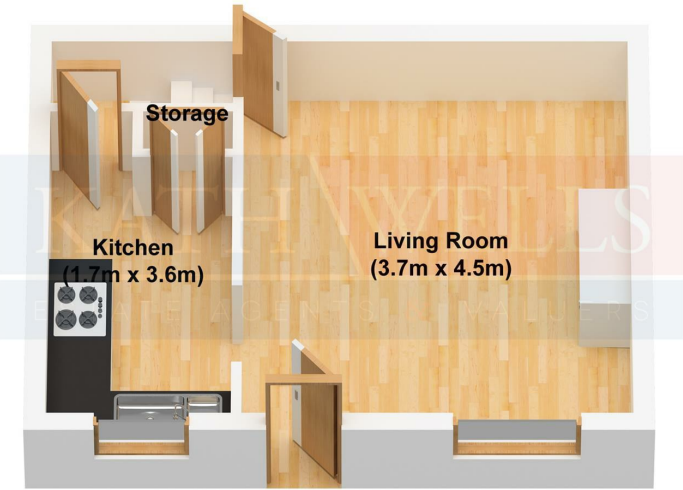
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EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8696-6823-8150-0846-1906>

Floor Plan

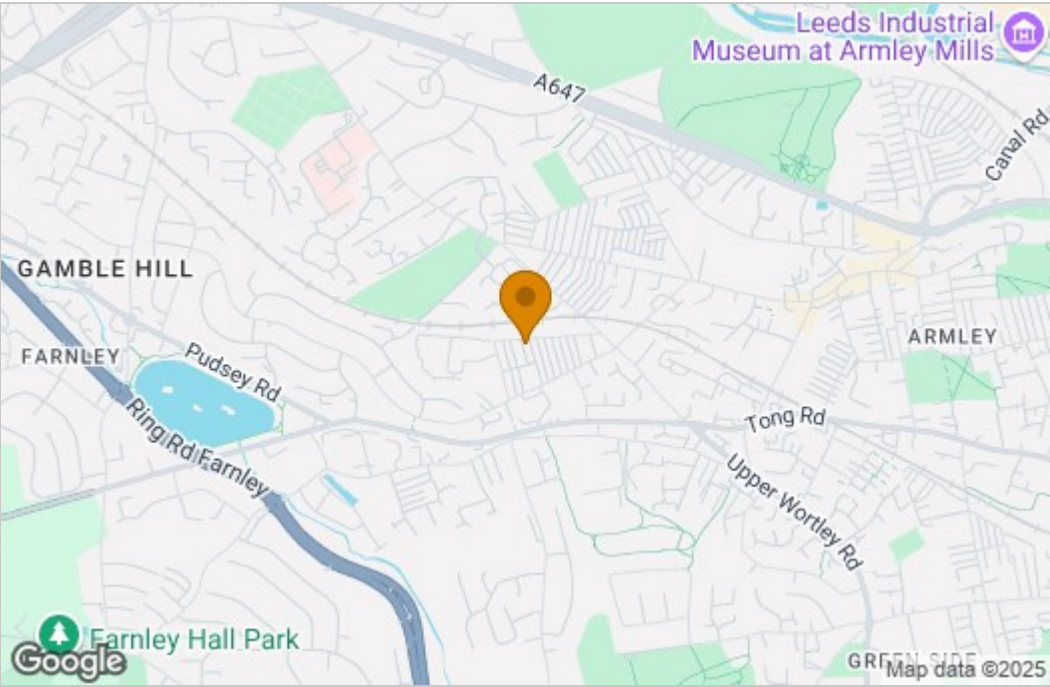
Ground Floor



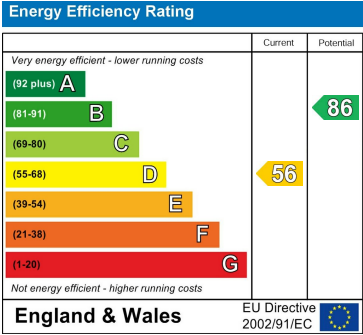
First Floor



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.