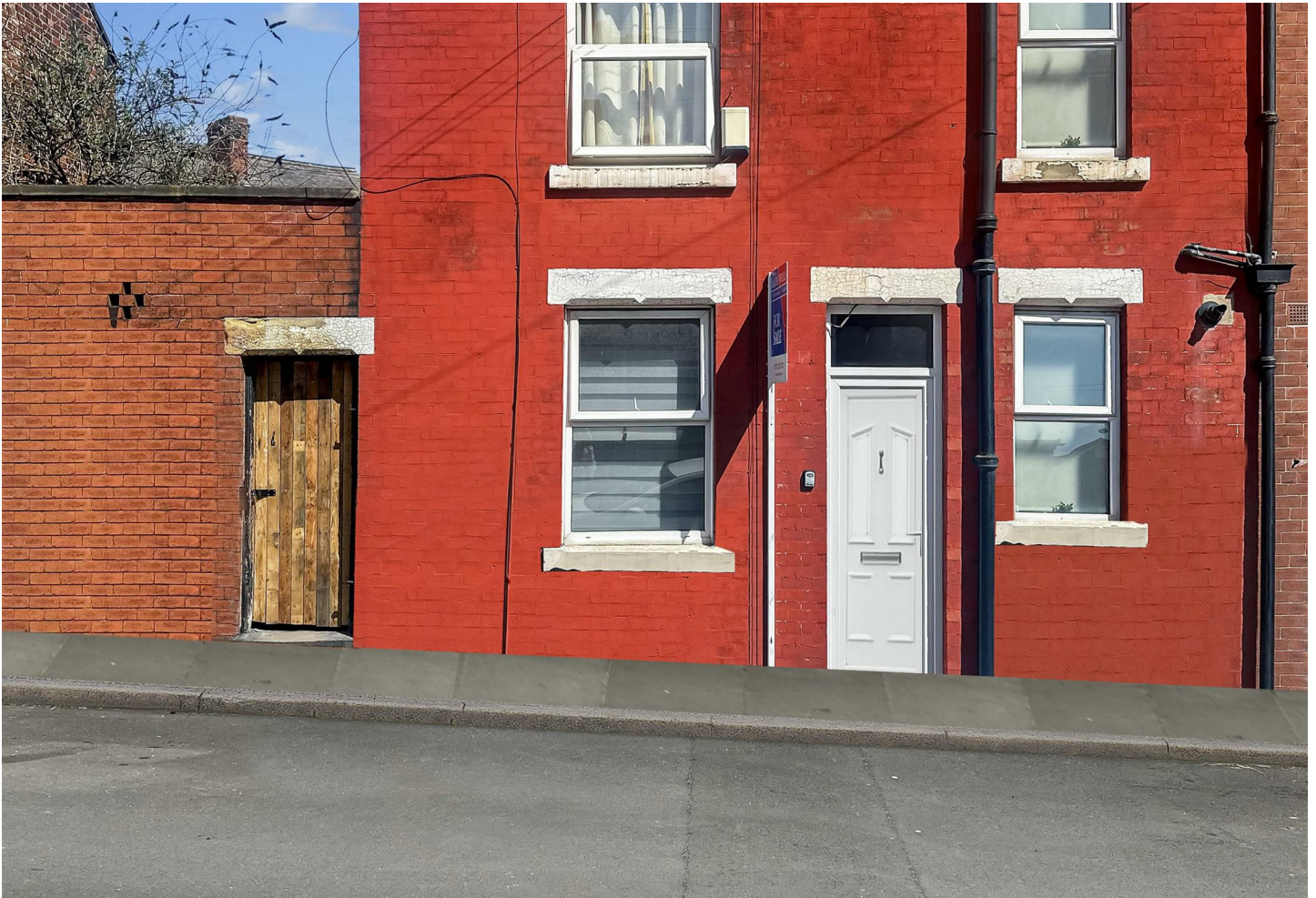


KATH WELLS

ESTATE AGENTS & VALUERS



9 Mitford Place, Leeds, LS12 1NH

Offers In The Region Of £127,500

Early internal viewing is highly recommended for this DECEPTIVELY SPACIOUS TWO BEDROOM BACK TO BACK TERRACE situated amidst similar style property in a popular residential area of Armley. This property would make an ideal purchase for a variety of BUYERES having GAS CH, Double Glazing.

The property is street fronted and briefly throughout comprises of a LIVING ROOM with stairs rising to the first floor and a fireplace and hearth, a FITTED KITCHEN with an ample range of cabinets, an eye level electric oven / grill, and a gas hob, and CELLARS providing useful storage space.

To the first floor there is a LARGE DOUBLE BEDROOM, and a BATHROOM / WC with a white suite and shower over the bath. Stairs rise from the LANDING to the second floor where there is a further DOUBLE BEDROOM with ample space for bedroom furniture.

Local amenities are close to hand and Leeds City Centre and the Outer Ring Road / Motorway Networks are easily accessible by local transport / car.

Council Tax Band: A / EPC Rating: E

GROUND FLOOR:

Living Room:

Access via a part glazed front entrance door, fireplace set into the chimney breast, ceiling coving, central heating radiator, television point, stairs rising to the first floor

Fitted Kitchen:

Double glazed window, a range of fitted cabinets, work surfaces, eye level electric oven / grill, gas hob, plumbing for an automatic washing machine, space for a fridge / freezer, stainless steel sink and drainer, access to the cellars

Cellars:

A useful storage area accessed from the kitchen

FIRST FLOOR:

Landing:

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

Bedroom One:

Double glazed window, central heating radiator, original fireplace, a good sized double bedroom

Bathroom / WC:

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

SECOND FLOOR:

Bedroom Two:

Double glazed window, central heating radiator

EPC Link:

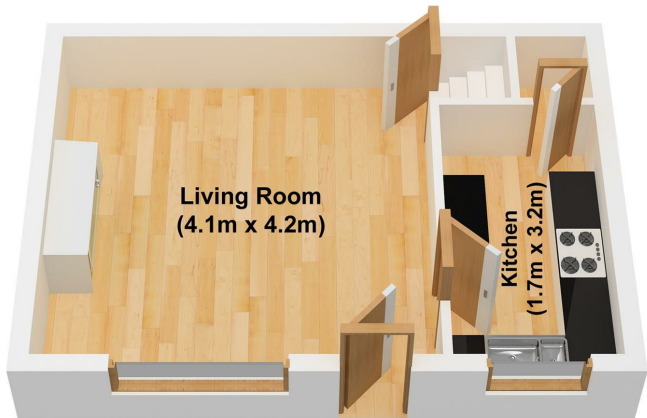
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Council Tax & EPC Rating:

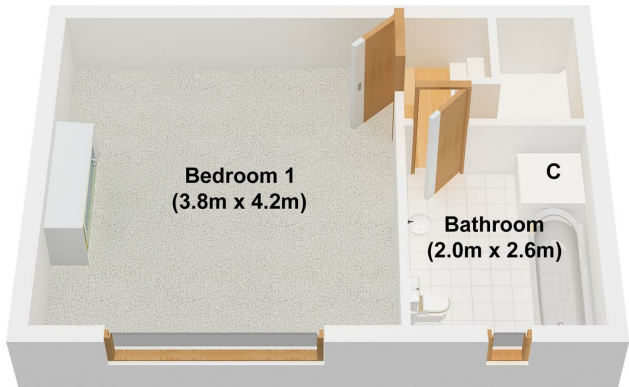
Council Tax Band: A / EPC Rating: E

Floor Plan

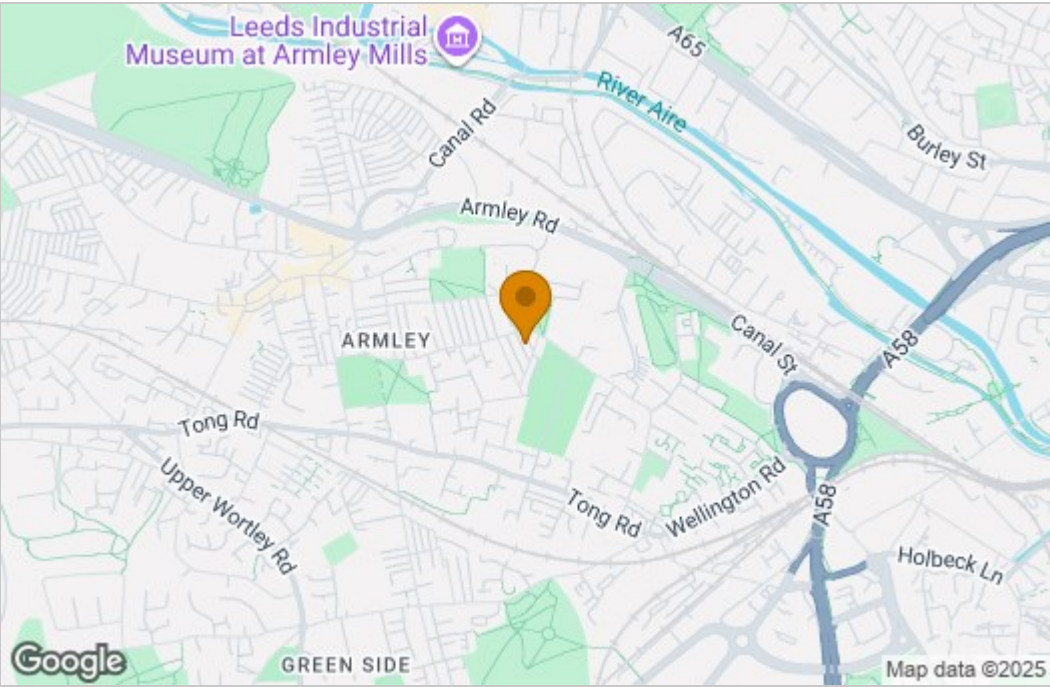
Ground Floor



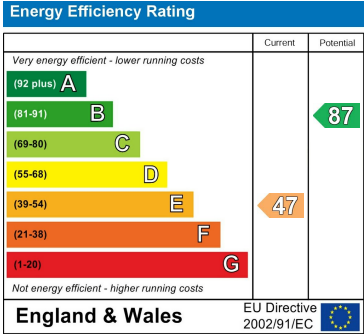
First Floor



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.