

## 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:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/8604-6296-8129-8196-0113>

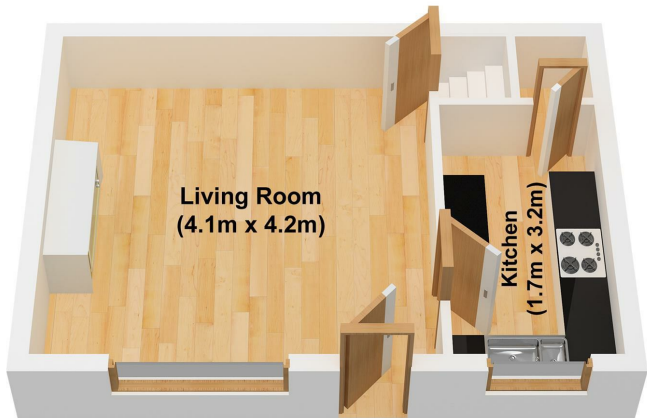
### **Council Tax & EPC Rating:**

Council Tax Band: A / EPC Rating: E



Floor Plan

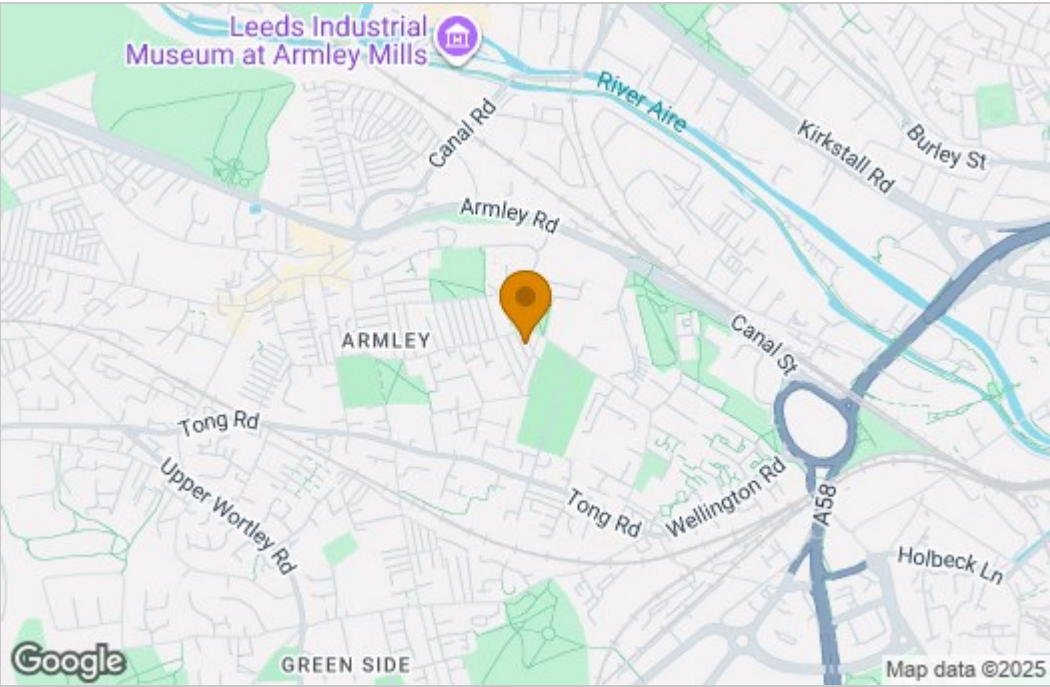
Ground Floor



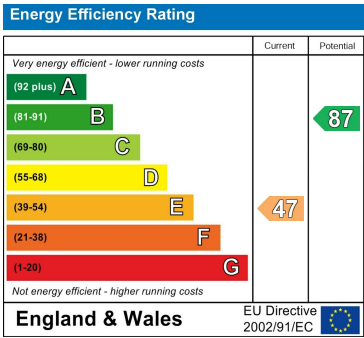
First Floor



Area Map



Energy Efficiency Graph



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