



78 Conference Road Leeds



2 Bedroom House - End Terrace £145,000

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78 Conference Road, Armley, Leeds, West Yorkshire, LS12 3DX

GROUND FLOOR:

Dining Kitchen:



Double glazed windows, a part glazed external door giving access to the front of the property, a range of wall, base and drawer units, cooker point, plumbing for an automatic washing machine, space for a fridge / freezer, stainless steel sink and drainer, ample space for a dining table and chairs, central heating radiator

Living Room:



Double glazed bay window, wall mounted gas fire, central heating radiator

Hallway:

A part glazed external door, stairs rising to the first floor

FIRST FLOOR:

Landing:

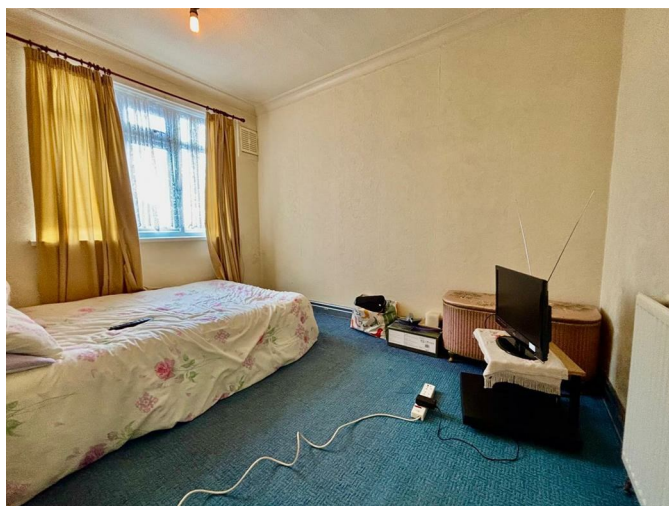
Access to the first floor accommodation

Bedroom One:



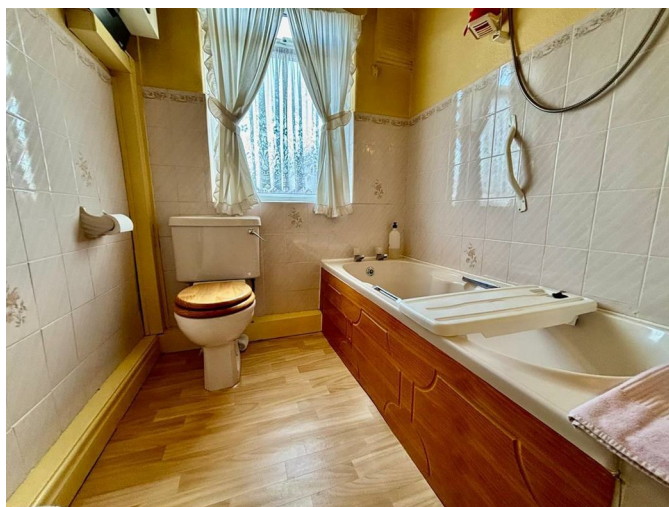
Double glazed window, central heating radiator

Bedroom Two:



Double glazed window, 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

TO THE OUTSIDE:

Garedens:



The front garden is enclosed by a low wall with wrought iron railings above. The rear garden has a lawn, trees & shrubs, and a garden shed

Garage:



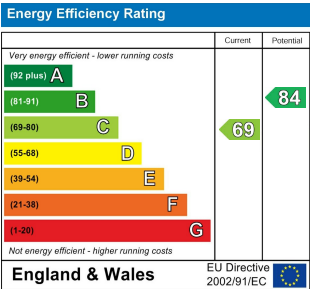
A gated driveway provides useful off street parking and access to a single garage with power and light

EPC Link

<https://find-energy-certificate.service.gov.uk/energy-certificate/6535-2925-4400-0652-9206>

Council Tax Band & EPC Rating:

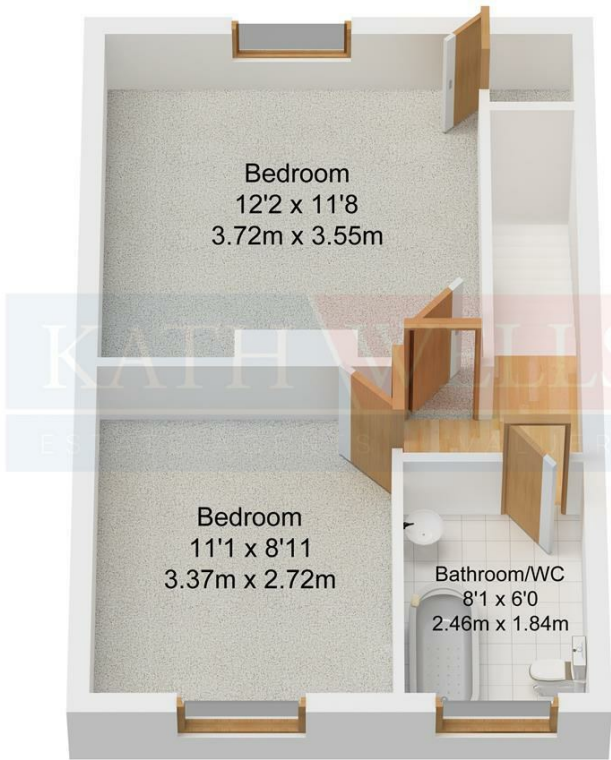
Council Tax Band: A / EPC Rating: C



Floor Plan



Ground Floor
Approx. 33.60 sqm.
(361.50 sqft.)



First Floor
Approx. 32.60 sqm.
(350.04 sqft.)