

# 9 Park Avenue Leeds



# 3 Bedroom House - Terraced £165,000

69 Lower Wortley Road Wortley Leeds West Yorkshire LS12 4SL Tel: 0113 231 1033

Fax: 0113 203 8333

Web Site www.kathwells.com

email sales@kathwells.com

# 9 Park Avenue, Armley, Leeds, West Yorkshire, LS12 3NN

#### **GROUND FLOOR:**

#### **OPEN PLAN LIVING:**





### **Living Room:**





Access via a front entrance door, double glazed window, wall mounted electric fire (modern), central heating radiator, stairs rising to the first floor, semi open plan to the fitted kitchen

#### **Fitted Kitchen:**





Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, four burner gas hob with extractor hood above, built-under electric oven / grill, space for a fridge / freezer, plumbing for an automatic washing machine, inset sink and drainer, access to the cellars, central heating radiator

#### **BASEMENT:**

#### **Cellars:**



Divided into two rooms and providing a useful storage area / the possibility to convert to additional living space (subject to planning and building regulation approval)

#### **FIRST FLOOR:**

#### **Landing:**

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

#### **Bedroom One:**







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

#### Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with shower mixer taps, a wash basin, low flush WC, central heating radiator

#### **SECOND FLOOR:**

#### **Landing:**

Access to the second floor accommodation

#### **Bedroom Two:**





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

#### **Bedroom Three:**





A good sized single bedroom with ample space for a range of bedroom furniture / a home office, central heating radiator, double glazed window

#### TO THE OUTSIDE:

#### **Gardens:**



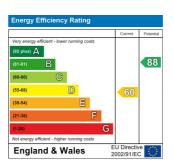
An enclosed front garden with a seating area and planted beds

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

Council Tax Band: A / EPC Rating: D

#### **EPC Link:**

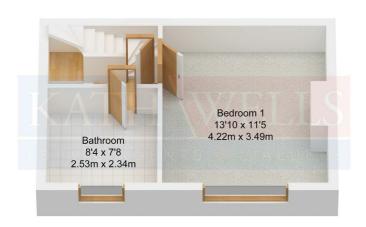
https://find-energy-certificate.service.gov.uk/energy-certificate/9700-5255-0122-5002-0593



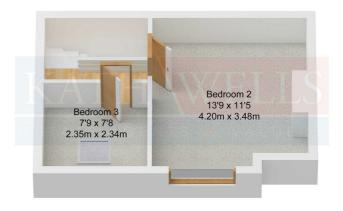
#### Floor Plan



Ground Floor Approx. 23.60 sqm. (255.00 sqft.)



First Floor Approx. 23.70 sqm. (255.00 sqft.)



Second Floor Approx. 23.20 sqm. (249.00 sqft.)