



9 Park Avenue Leeds



3 Bedroom House - Terraced £165,000

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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:



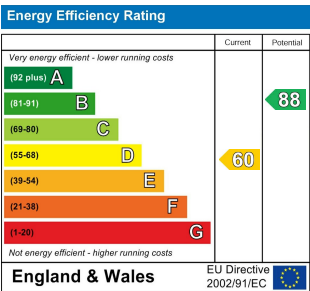
An enclosed front garden with a seating area and planted beds

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: D

EPC Link:

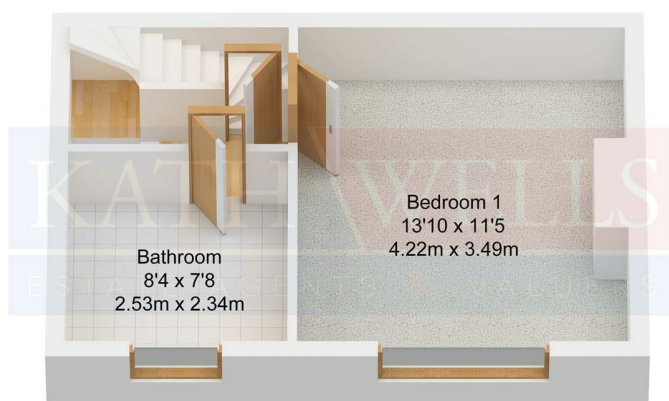
<https://find-energy-certificate.service.gov.uk/energy-certificate/9700-5255-0122-5002-0593>



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.)