

Claremont Street, Armley Leeds LS12 3EE



welcome to

Claremont Street, Armley Leeds

Brick end terraced property with great commuter links via the ring road and Stanningley road to the motorways. Four great sized bedrooms, bathroom, a recently fitted dining kitchen, good sized lounge and large cellar.













Claremont Street Lounge

13' 6" x 10' 3" (4.11m x 3.12m) Laminate flooring, electric fire, central heating radiator and double glazed windows to the side.

Kitchen Diner

14' 5" x 13' 6" (4.39m x 4.11m)

Spacious room with modern kitchen comprising of wall hung, drawer and base units, worktop surfaces over, tiled splash backs, recently installed boiler, gas hob, electric oven with extractor fan over, stainless steel sink, dishwasher and plumbing for auto washer, central heating radiator and double glazed windows to the front elevation. Space for dining table. Access to cellar.

Cellar

Large cellar.

Bedroom 1

11' 8" x 11' 6" (3.56m x 3.51m) Double room with built in wardrobes, double glazed window to the front elevation and central heating radiator.

Bedroom 3

10' \times 9' 3" (3.05m x 2.82m) Double glazed window to the side, laminate flooring and central heating radiator.

Bedroom 2

13' 7" x 11' ($4.14m \times 3.35m$) Double room to the third floor being carpeted, with double glazed window to the front elevation and central heating radiator.

Bedroom 4

12' 8" x 12' 1" ($3.86m\ x\ 3.68m$) Single room to the third floor being carpeted, with double glazed window to the front elevation and central heating radiator.

Bathroom 13' 6" x 4' 9" (4.11m x 1.45m)



Fully tiled bathroom comprising of bath with shower over, low flush WC, vanity wash hand basin with storage, tiled floor, heated towel rail.



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- FOUR BEDROOM
- TERRACE
- LARGE CELLAR
- LARGE DINING KITCHEN
- LIVING ROOM

Tenure: Freehold EPC Rating: D

offers over

£180,000



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postcode not the actual property



Property Ref: PDY114177 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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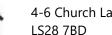
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