



Wharfedale Close
Armley, Leeds, LS12 2JE

£160,000

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- THREE BEDROOMS
- LARGE GARDEN
- DRIVEWAY PARKING
- FAR REACHING VIEWS
- CURRENTLY ACHIEVING £595PCM
- NO ONWARD CHAIN
- POPULAR AREA
- CUL DE SAC LOCATION WITH MINIMAL PASSING TRAFFIC
- MANAGED BY HOP

Property Summary

This three-bedroom semi-detached home is likely to appeal to a wide range of buyers including first time buyers, families, and investors. With accommodation comprising three bedrooms (two of which a large doubles), house bathroom, dining kitchen, living room and ground floor W.C. Externally the property does not disappoint with a large enclosed garden to the rear and driveway parking for at least two cars, with an additional lawned garden to the front. The property benefits from far reaching views due to its elevated positioning on a quiet residential cul-de-sac in the increasingly popular Armley. EPC Rating C

ENTRANCE HALL The main entrance door opens into a spacious hallway with spindle stair case and galleried landing above. With doors leading off to the dining kitchen, living room and W.C.

DINING KITCHEN A large open plan room with a fitted kitchen to the front and space to accommodate a dining table to the rear. The kitchen offers a built-in oven with four ring gas hob above, stainless steel sink and drainer set beneath the window, and with plenty of space for a washing machine and freestanding fridge freezer. Finished with mosaic tiled splash back and black lino tile effect flooring.

LIVING ROOM A well-proportioned reception room with French doors opening into the rear garden in addition to a separate window to the rear elevation. Presented in neutral tones.

W.C. A usefully placed wash closet tucked beneath the stairs, fitted with W.C. and wall mounted hand wash basin.

BEDROOM 1 A spacious double bedroom with far reaching views via the large window facing to the front of the property.

BEDROOM 2 Of an almost identical size to the adjoining bedroom, having views over the rear garden.

STUDY/BEDROOM 3 Ideal as a single bedroom or study, located to the rear of the property with window overlooking the garden.

BATHROOM Fitted with a white suite comprising bath with shower over and glass shower screen, pedestal hand wash basin and W.C. with cream tiled walls.

OUTSIDE The outside space is particularly an attractive feature of this property, with a large enclosed lawn area bordered by an elevated rockery area which further enhances the privacy on offer. Whilst to the side is a driveway to accommodate two or more cars, with an additional lawned area to the front.

AGENT NOTES This property is currently tenanted on a periodic tenancy managed by HOP. The property is currently achieving £595pcm.

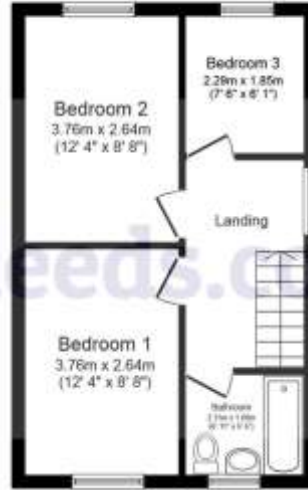
Viewings are strictly by appointment only and we must give the tenant 48 hours notice for access.





Ground Floor

Floor area 35.0 sq. m. (377 sq. ft.) approx

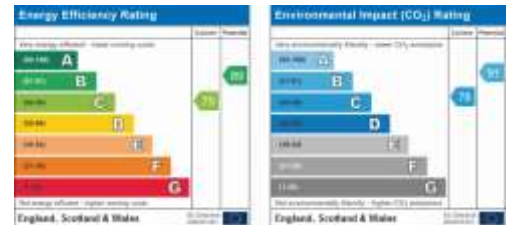


First Floor

Floor area 35.0 sq. m. (377 sq. ft.) approx

Total floor area 70.0 sq. m. (753 sq. ft.) approx.

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