

# HUNTERS<sup>®</sup>

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## Moorfield Avenue

Armley, Leeds, LS12 3RZ

£130,000



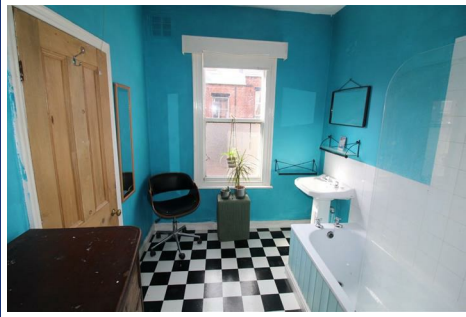
Council Tax: A



# 13 Moorfield Avenue

Armley, Leeds, LS12 3RZ

£130,000



- Through terraced house
- Two double sized bedrooms
- Potential to update
- No chain involved
- Ideal for FTB or Investors
- Convenient location for shops
- Commuting to Leeds City
- Rear yard/garden

TWO BEDROOMED through terraced house with no chain involved. Situated in convenient location to access the range of local shops and public services in the immediate area and for commuting to Leeds City centre. The property has lots of original charm and character and has potential to update, perfect for first time buyers or investors, with excellent rent potential.

The property has a GAS CH boiler and has lots of the original charm and character of the 1900's. The living accommodation comprises: Spacious LIVING ROOM with wood flooring and the original built in cupboard and sash type windows, with a door leading to the KITCHEN, which has space for a table, plus fitted storage units and inset sink, gas HOB and single OVEN. Additional space for a washer and fridge. An internal door leads to the cellar, which is great for storage and an external door leads to the rear Yard.

Upstairs, is a Landing with doors to BEDROOM ONE, which is a generous sized DOUBLE ROOM and has wood Flooring and a feature cast iron fireplace. The BATHROOM has a white bath and washbasin with an electric shower and a glass screen over the bath, a useful built in storage cupboard for towels etc. A separate closet with a low flush toilet.

From the first floor landing a door and staircase leads to a generous sized attic room, which is currently used as a bedroom and has a built-in wardrobe/cupboard and a dormer double glazed window.

To the outside is a rear yard/garden area, perfect for sitting outside on warm days and nights and there is on street parking to the front.

The location is perfect to access the excellent range of local shops and public services on Armley town street and for commuting links to the city.

Tel: 0113 257 6198



## LIVING ROOM

14'8x13 (4.47mx3.96m)

## KITCHEN

9'5x9'8 (2.87mx2.95m)

## BEDROOM ONE

12'6x12'10 (3.81mx3.91m)

## BATHROOM

10'11x7'3 (3.33mx2.21m)

## ATTIC BEDROOM

13'8x11'6 (4.17mx3.51m)

