

# HARDISTY AND CO

Nunnington Street  
Armley



£95,000  
Offers Over



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TWO DOUBLE bed., brick built back to back terrace home sitting on such a great size PLOT with GARDENS to the front & side elevations. Rented out for several years to the existing tenant who has expressed a desire to stay & is willing to meet the current rental market figure of £550 pm in order to do so. Sited over FOUR flrs with gas ch & uPVC dg, briefly, entrance vestibule, large lounge, DINING KIT., to lower ground flr., MASTER bed., & bathrm to 1st flr & generous 2nd bed., with VELUX to 2nd flr. Adjacent to Armley Park, the Canal & towpath & close to amenities, SCHOOLS & with EASY ACCESS to city centre. EPC - E



## HORSFORTH

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## GUISELEY

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## LS12

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0113 2310933



## INTRODUCTION

Presenting to the market this two double bedroom, brick built back to back terrace home sitting on a great size plot with gardens to the front and side elevations, offering excellent scope! The property has been rented out for several years to the existing tenant who has expressed a desire to stay and is willing to meet the current rental market figure of £550 in order to do so. Having uPVC double glazing and a gas central heating system, the property is quite unique in its layout of a room per floor and the quirky odd angles within. Situated adjacent to Armley Park, the canal and the tow path, betwixt Stanningley Road with its cycle superhighway and the A65 offering ease of access to Leeds City Centre, Cardigan Fields recreational facilities and the local eateries of Kirkstall. A fantastic opportunity to purchase a property with a ready-made income stream, comprises, entrance vestibule, spacious lounge with access down to the good size dining kitchen, Master bedroom and house bathroom to the first floor and a lovely, bright and airy second double bedroom on

the second floor with Velux and window to the side elevation. Book your viewing now to avoid disappointment.

## LOCATION

Armley offers excellent commuter routes into Leeds City Centre via the A647 & the B6154 the property is on one of the main bus routes affording easy access to Leeds city centre and the train station. The Armley Gyratory is close by and gives major links to the motorway networks for both the M1 and M62. Leeds Bradford airport is a short car journey away.

There are local shops and amenities to be found on Armley Town Street, with further amenities and a Railway Station in neighbouring Bramley. Within a short drive major retail stores can be found along the Ring Road, with the White Rose Shopping Centre close by.

## HOW TO FIND THE PROPERTY

SAT NAV - Post Code - LS12 2PJ.

## ACCOMMODATION

### GROUND FLOOR

Timber and glazed entrance door to ...

## ENTRANCE VESTIBULE

With staircase up to the first floor and door to ...

## LOUNGE

13'6" x 14'1" (max)

A generous, bright and airy reception room with window to the front elevation and alcoves to both sides of the chimney breast. Access down to the ...

## LOWER GROUND FLOOR

### DINING KITCHEN

14'10" x 10'0" (max)

Another good size space with a window to the front elevation, alcoves to both sides of the chimney breast. Fitted kitchen, stainless steel sink and side drainer with mixer tap and access out to the front. Fitted storage cupboard with plumbing for a washing machine.

## FIRST FLOOR

Stairs up to the second floor and doors to ...



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### BEDROOM ONE

13'10" x 11'0" (max)

A great size double bedroom with window to the front and recess to both sides of the chimney breast.

### BATHROOM

5'8" x 4'10"

Incorporating a three piece suite with a bath, WC and pedestal wash hand basin. Tiling to wet areas and window to the front elevation.

### SECOND FLOOR

#### BEDROOM TWO

14'11" x 13'10" (max)

A lovely, light and airy double bedroom at the top of the house - nice and quiet with Velux window and window to the side elevation. Recess to both sides of the chimney breast.

### OUTSIDE

This property sits on a great size plot with gardens to the front and side offering so much scope! On street parking.

### BROCHURE DETAILS

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

### ADDITIONAL SERVICES - Disclosure Of Financial Inte

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists **HARDISTY FINANCIAL**. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>

### MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.

### SPECIAL NOTE

We believe the property has had the relevant decontamination works carried out by Leeds City Council however, we do not hold on file, nor have we seen sight of any relevant supporting documents. Therefore, interested parties must satisfy themselves in this regard via their own Legal Representative.

### PLANNING & BUILDING REGS.

We are presently unable to confirm whether any appropriate planning permission or building regulation consents were obtained when altering the property, we do not hold on file, nor have we seen sight of any relevant supporting documents. Interested parties must satisfy themselves in this regard via their own Legal Representative.



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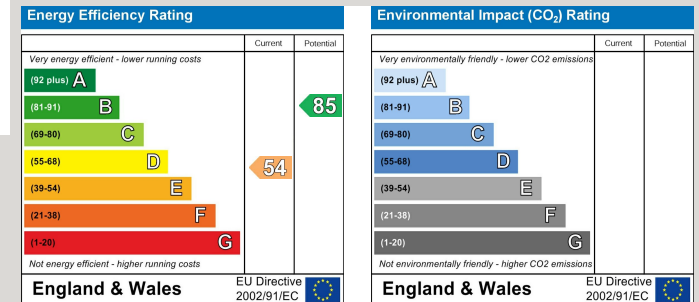
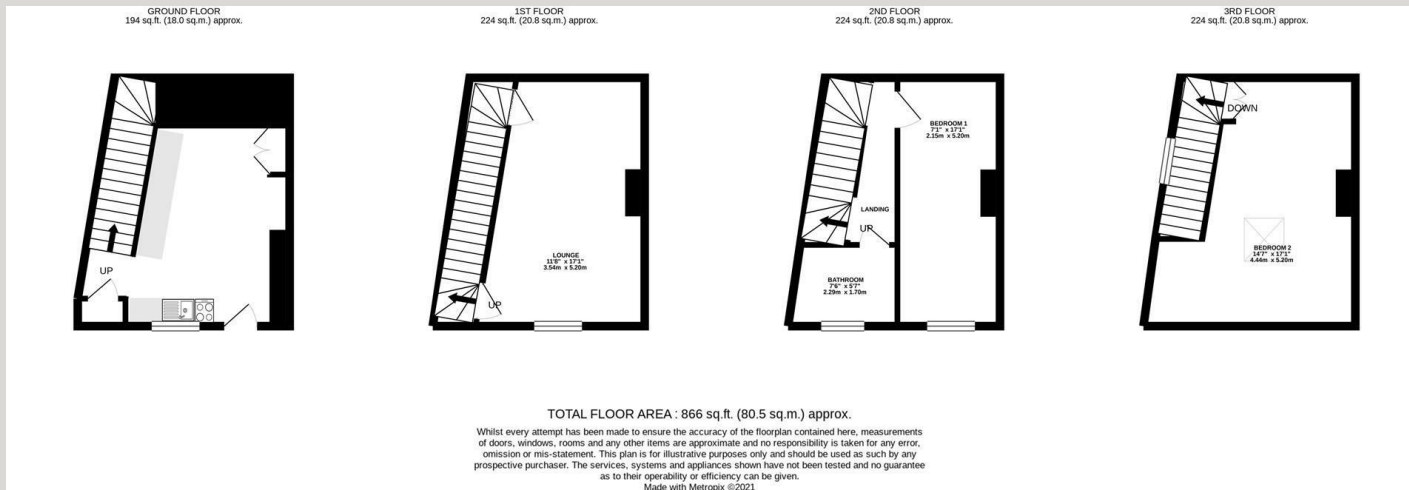
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This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

## Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.



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