



Aberdeen Grove, Armley Leeds LS12 3QY

welcome to

Aberdeen Grove, Armley Leeds

PURCHASED 20 YEARS AGO AS A H.M.O. A substantial and characterful four double bedroom terrace property offering generous proportions. An exciting opportunity for buyers seeking space, charm and the scope to add value through improvement. Includes white goods.



Property Information

Lounge

10' 7" max x 11' 7" to bay (3.23m max x 3.53m to bay)
Lovely bright and light room with bay window, high ceilings.

Kitchen

13' 9" max x 13' 8" max (4.19m max x 4.17m max)
The kitchen was decorated earlier this year and modernised recently with a new gas cooker and kitchen extractor hood. With wall, base and drawer units, sink with drainer, washing machine and tumble dryer.

Utility Room

Cellar

17' 2" max x 15' 4" max (5.23m max x 4.67m max)
Great extra space.

Bedroom 1

15' 9" max x 12' 9" max (4.80m max x 3.89m max)
Double bedroom with walk in shower, WC and wash hand basin.

Bedroom 2

15' 9" max x 12' 6" max (4.80m max x 3.81m max)
Double bedroom with walk in shower, WC and wash hand basin.

Bedroom 3

13' 6" max x 12' 8" max (4.11m max x 3.86m max)
Double bedroom with walk in shower, WC and wash hand basin.

Bedroom 4

10' max x 9' 4" max (3.05m max x 2.84m max)
Double bedroom with walk in shower, WC and wash hand basin.

External

Yard area. On-street parking.



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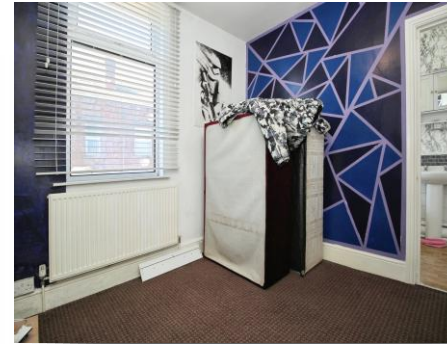
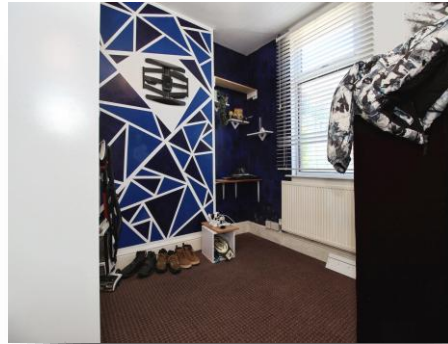
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- PURCHASED 20 YEARS AGO AS A H.M.O
- All with en-suite facilities
- Cellar providing additional space
- Well served by bus routes into the city
- Excellent value-add opportunity.

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY116784 - 0003

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