



£180,000

18 Aviary Road, Armley, Leeds, West Yorkshire, LS12 2NS

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Viewing is highly advised for this FOUR BEDROOM TERRACED HOUSE which would be an ideal purchase for a variety of buyers including first time buyers & growing families. The property benefits from having DOUBLE GLAZING & GAS CENTRAL HEATING and would also benefit from modernisation throughout.

Briefly throughout and to the ground floor the property comprises of a ENTRANCE HALLWAY with stairs rising to the first floor, a LIVING ROOM with ample space for living room furniture, a KITCHEN which provides access to the rear yard as well as the CELLAR which provides a useful storage space.

TO THE FIRST FLOOR, there are TWO GOOD SIZED DOUBLE BEDROOMS & a BATHROOM / WC with an electric shower over the bath.

GROUND FLOOR:

Entrance Hallway:

Access via a part glazed front entrance door, stairs rising to the first floor, central heating radiator

Living Room:

Double glazed window, television point, ample space for a range of living room furniture, central heating radiator

Kitchen:

Part glazed rear door, double glazed window, a range of fitted kitchen units, work surfaces, gas hob, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, access to the cellar, central heating radiator

Cellar:

Provides a useful storage space

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation, stairs rising to the second floor

Bedroom One:

Double glazed window, central heating radiator

Bedroom Two:

Double glazed window, central heating radiator

Bathroom / WC:

Double glazed window, a suite comprising of a panelled bath with an electric shower above, low flush WC, wash basin, central heating radiator

Second Floor:

Landing:

Access to the second floor accommodation

Bedroom Three:

Double glazed window, central heating radiator

Bedroom Four:

Double glazed window, central heating radiator

TO THE OUTSIDE:

Gardens:

To the rear of the property, there is a paved yard which is fully enclosed

EPC Rating & Council Tax Band:

Council Tax Band: A / EPC Rating: tba

EPC Link:

tba

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

Please use the postal code LS12 2NS in Sat. Nav. Number 18 Aviary Road can be found signified by our FOR SALE SIGN

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	