KATH | WELLS

ESTATE AGENTS & VALUERS

19 Salisbury Terrace
Leeds



4 Bedroom House - Terraced
£180,000

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19 Salisbury Terrace, Armley, Leeds, West Yorkshire, LS12 2AY

GROUND FLOOR:

Access via a front entrance door

Living Room:




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

Fitted Dining Kitchen:




Double glazed window, access to the rear, a range of fitted wall, drawer & base units, work surfaces, electric hob, built under oven / grill, extractor above, inset sink & drainer, ample space for a fridge / freezer, stairs rising to the first floor, ample space for a dining table & chairs

Cellar:




Plumbing for an automatic washing machine

FIRST FLOOR:

Landing:

Access to the first floor accommodation, stairs rising to the second floor

Bedroom One:




Double glazed window, central heating radiator, a good sized double bedroom

Bedroom Four:



Double glazed window, central heating radiator

Bathroom / WC:




Double glazed window, a three piece suite comprising of a paneled bath with a plumbed shower above, low flush WC, wash basin, central heating radiator

SECOND FLOOR:

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:





Double glazed window, central heating radiator

TO THE OUTSIDE:





Gardens:



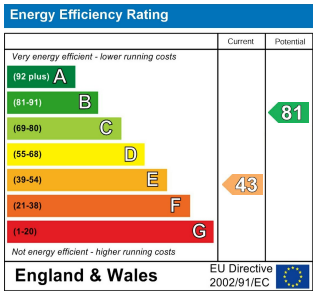
The front garden is low maintenance and enclosed. The rear garden is paved & also low maintenance

Council Tax Band & EPC Rating:

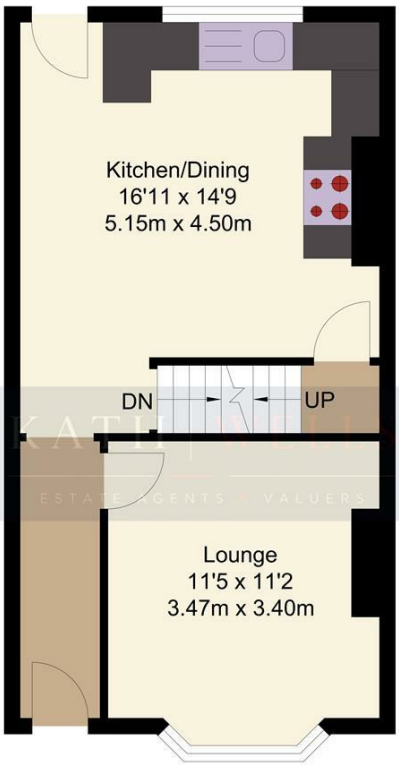
Council Tax Band: A / EPC Rating; E

Anti-Money Laundering (AML) Checks:

By law, we must carry out Anti-Money Laundering (AML) checks to verify the identity of all buyers once an offer has been accepted. The cost is £35.00 plus VAT (£42.00 total) per buyer, and this fee is payable when your offer is accepted. These checks are a legal requirement for all purchasers.



Floor Plan



Ground Floor
Approx. 39.00 sqm.
(425.00 sqft.)



First Floor
Approx. 39.00 sqm.
(425.00 sqft.)