KATH | WELLS

ESTATE AGENTS & VALUERS

9 Rombalds Avenue
Leeds



2 Bedroom House - Terraced
£149,950

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

Web Site
www.kathwells.com

email
sales@kathwells.com

9 Rombalds Avenue, Armley, Leeds, West Yorkshire, LS12 2BA

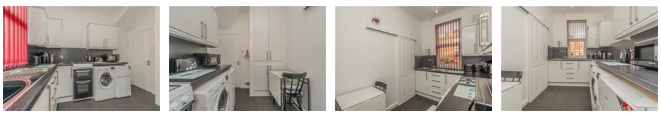
GROUND FLOOR:

Living Room:



Access via a part glazed front entrance door, double glazed window, stairs rising to the first floor, fire place & hearth, television point, central heating radiator

Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooker point, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, access to the cellar

Cellar:



A good sized storage space

FIRST FLOOR:

Landing:

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

Bedroom One:



Double glazed window, central heating radiator, fitted wardrobes

Shower Room / WC:



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

SECOND FLOOR:

Landing:

Access to the second floor accommodation, storage cupboard

Bedroom Two:

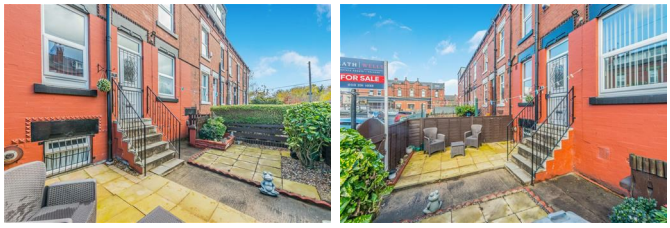


Double glazed window, central heating radiator

TO THE OUTSIDE:



Gradens:



There is a garden to the front of the property which is fully paved, low maintenance & fully enclosed

Council Tax Band & EPC Rating:

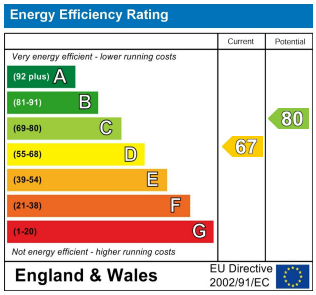
Council Tax Band: A / EPC Rating: D

EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/9099-0207-1206-7410-2100

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



First Floor

