



47 Aviary Mount Leeds



3 Bedroom House - Terraced £137,500

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

47 Aviary Mount, Leeds, West Yorkshire, LS12 2NX

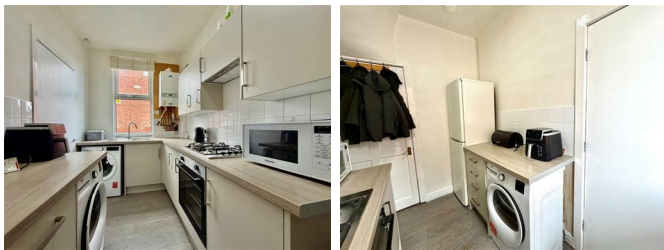
GROUND FLOOR:

Living Room / Dining Area:



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

Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas hob with an extractor fan above, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, access to the cellar

Cellar:

A useful space for storage

FIRST FLOOR:

Landing:

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

Bedroom One:



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

Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a suite comprising of a panelled bath, low flush WC, wash basin, central heating radiator

SECOND FLOOR:

Bedroom Two:



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

TO THE OUTSIDE:



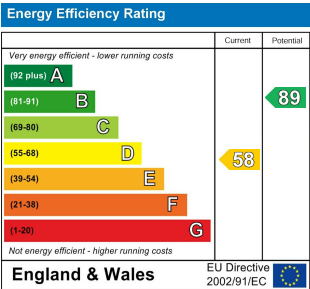
A shared yard space is located outside the property

Council Tax Band & EPC Rating:

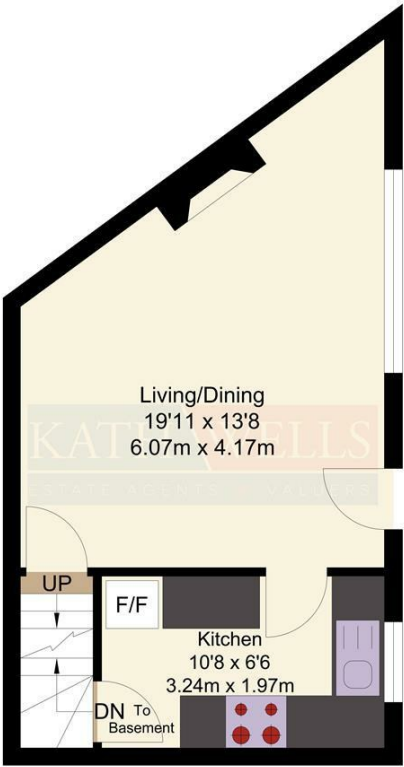
Council Tax Band: A / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0010-2903-0010-2209-9725>



Floor Plan



Ground Floor
Approx. 27.56 sqm.
(296.65 sqft.)



First Floor
Approx. 27.56 sqm.
(296.65 sqft.)



Second Floor
Approx. 15.52 sqm.
(167.05 sqft.)