KATH | WELLS

ESTATE AGENTS & VALUERS

14 Conference Road
Leeds

4 Bedroom House - Terraced
£160,000

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14 Conference Road, Armley, Leeds, West Yorkshire, LS12 3DX

GROUND FLOOR:

Fitted Dining Kitchen:

Double glazed window, a range of fitted wall, drawer & base units, work surfaces, electric hob, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, storage cupboard, access to the cellar, ample space for a dining table & chairs

Cellar:

A good sized storage space

Inner Hallway:

Stairs rising to the first floor accommodation, access to the rear via a part glazed external door

Living Room:

Double glazed window, central heating radiator, a good sized living area with ample space for furniture

FIRST FLOOR:

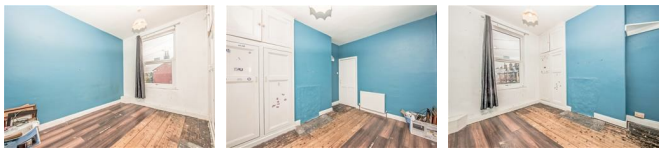
Landing:

Access to the first floor accommodation, stairs rising to the second floor, central heating radiator

Bedroom One:

Double glazed window, storage cupboard / wardrobe, central heating radiator

Bedroom Four:



Double glazed window, fitted wardrobe, central heating radiator

Bathroom / WC:

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

SECOND FLOOR:

Landing:

Access to the second floor

Bedroom Two:

Double glazed Velux window, a good sized double bedroom

Bedroom Three:

Double glazed Velux window

TO THE OUTSIDE:

Gardens:

The front of the property is fully paved & enclosed. The rear garden is a good size and is also paved & fully enclosed

EPC Rating & Council Tax Band:

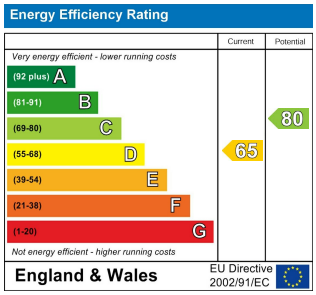
Council Tax Band: A / EPC Rating: D

EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/2040-4608-7060-2202-0721

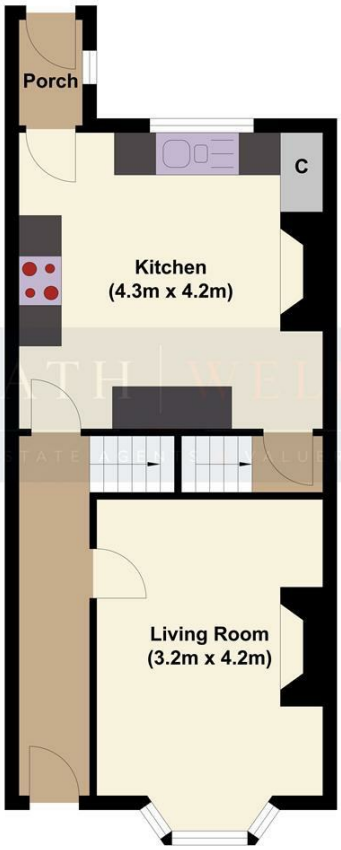
Anti-Money Laundering (AML) Checks:

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.

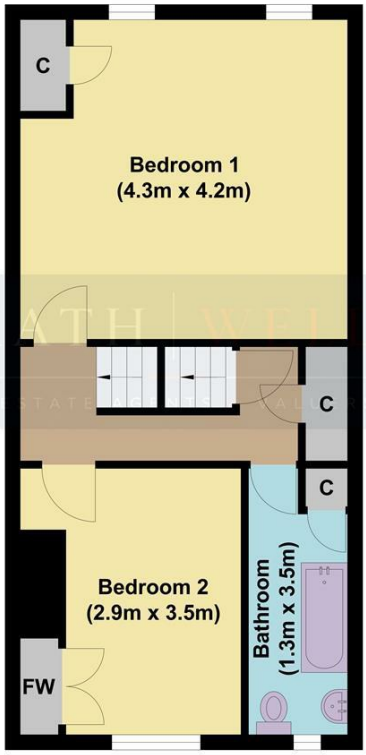
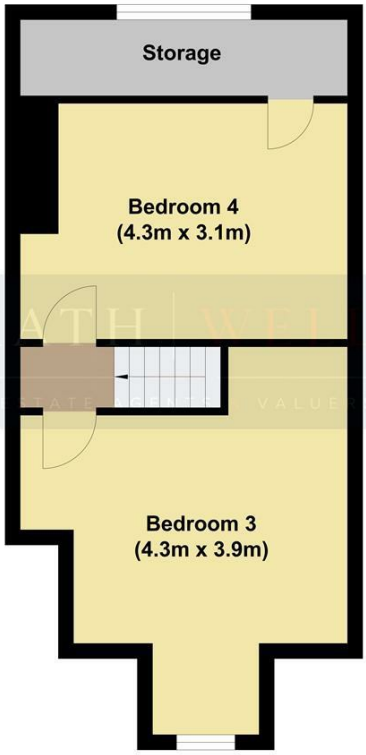


Floor Plan

Ground Floor



First Floor



Second Floor