



HOME

MARKETING & MANAGEMENT

ARKSEY TERRACE, ARMLEY LS12 2NQ

£135,000



Well Presented Inner Town House
 2 Double Bedroom (One Fitted)
 Contemporary décor throughout
 Lounge / Dining Kitchen
 uPVC D/G & Gas C/h
 Modern Fitted Bathroom
 Enclosed Rear Yard
 Short Distance From Armley Park
 Ideal for Investment / FTB / Small Family
 No Chain. Vacant Possession

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GENERAL DESCRIPTION

A well presented and recently renovated brick built mid town house property, offering modern and stylish accommodation throughout. The property opens into a bright and welcoming lounge featuring a fireplace, leading through to a contemporary grey shaker style kitchen with integrated oven, hob and extractor. There is space for a washing machine, fridge/freezer and dining area, along with access to the rear garden. Upstairs, a generous landing leads to a well-proportioned master bedroom overlooking the front, complete with a large integrated sliding wardrobe. The second bedroom overlooks the rear and is complemented by a modern three piece white bathroom with a mains shower over the bath. The property has been freshly redecorated and benefits from new flooring throughout, gas central heating via a combination boiler and white uPVC double glazing. Externally, there is a low maintenance, fenced rear garden and ample on-road parking to the front. Offering excellent commuting links into Leeds and being offered with No Chain, this attractive home presents an excellent opportunity for a first time buyer looking to get onto the property ladder or a landlord seeking to add to their portfolio. Internal viewing is highly recommended. Some furnishings have been digitally added to some photos to provide inspiration for potential purchasers

TENURE
Freehold

ROOM MEASUREMENTS

LOUNGE 14' 9" x 13' 4" (4.5m x 4.06m) max
DINING KITCHEN 15' 0" x 9' 6" (4.57m x 2.9m) max
STAIRCASE & LANDING 12' 9" x 5' 7" (3.89m x 1.7m) max
DOUBLE BEDROOM 1 14' 10" x 7' 7" (4.52m x 2.31m) max to robes
DOUBLE BEDROOM 2 7' 8" x 6' 6" (2.34m x 1.98m)
BATHROOM 9' 7" x 6' 10" (2.92m x 2.08m)

EXTERIOR

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.