

## **St Hughes Lodge 68 Armley Lodge Road Leeds**



**2 Bedroom Apartment  
£75,000**

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
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**Flat 7, St Hughes Lodge 68 Armley  
Lodge Road, Armley, Leeds, West  
Yorkshire, LS12 2AT**

**Communal Entrance:**



Stairs rising to the upper floors, intercom access

**Entrance Hallway:**

Access to accommodation

**Open Plan Living Room / Dining Area / Fitted Kitch**



A open plan living area, dining area, fitted kitchen, double glazed window, a range of fitted draw & base units, work surfaces, gas hob burner with extractor above, built under oven / grill, inset sink & drainer, space for a fridge freezer, pluming for an automatic washer, ample space for living room furniture, space for a dining table & chairs, television point

**Bedroom One:**

Double glazed window, central heating radiator, ample space for bedroom furniture

**Bedroom Two:**



Double glazed window, central heating radiator

**Bathroom / WC:**



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

**TO THE OUTSIDE:**



## Communal Area / Gardens: / Parking



The property is surrounded by a communal area which is paved and enclosed with gating. Parking space must be checked on completion of the sale.

### EPC Link:

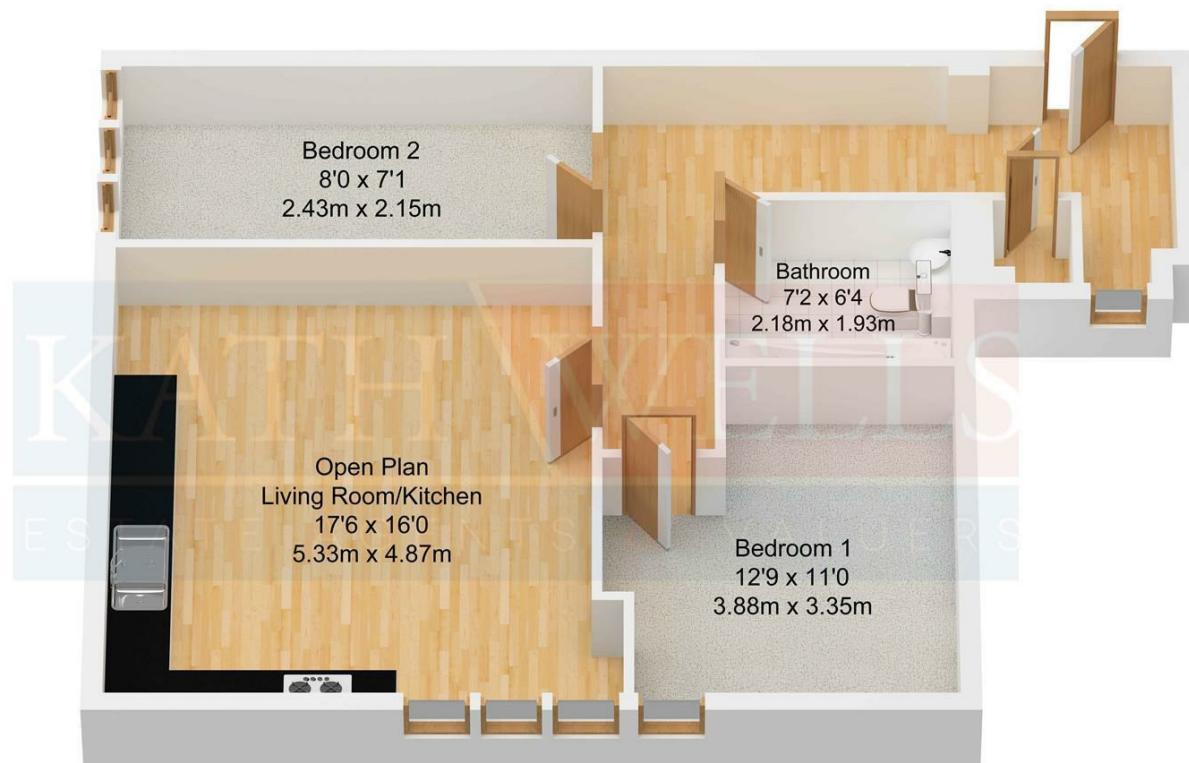
<https://find-energy-certificate.service.gov.uk/energy-certificate/9320-2794-1500-2595-6541>

### Council Tax Band / EPC Rating:

Council Tax Band: A / EPC Rating: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Floor Plan



Approx. 66.49 sqm.  
(715.69 sqft.)