



£75,000

Flat 7, St Hughes Lodge 68 Armley Lodge Road, Armley, Leeds, West Yorkshire, LS12 2AT

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This Two Bedroom First Floor Apartment would make an ideal purchase for a variety of buyers looking for spacious accommodation with the added benefits of double glazing & electric heating as well as two double bedrooms.

Briefly throughout and to the ground floor the property comprises of communal entrance with stairs rising to the upper floors. The Apartment has a PRIVATE ENTRANCE with intercom access, an OPEN PLAN LIVING AREA with a LOUNGE & DINING AREA with ample space for a range of living and dining room furniture, a FITTED KITCHEN with an ample range of fitted cabinets and some INTEGRAL KITCHEN APPLIANCES, TWO DOUBLE BEDROOMS, and a BATHROOM / WC with a white suite.

Externally there are COMMUNAL GARDEN AREAS AND PARKING SPACE (MUST BE CHECKED)

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, plumbing 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

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

Please use the postal code LS12 2AT in Sat. Nav. Flat 7, ST Hughes Lodge, 68 Armley Lodge Road can be found signified by our FOR SALE SIGN

