

KATH WELLS

ESTATE AGENTS & VALUERS

38 Arley Terrace Leeds



2 Bedroom House - Terraced £130,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
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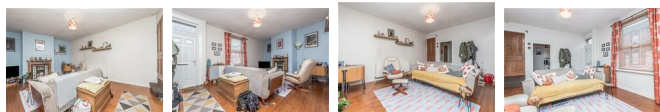
Web Site
www.kathwells.com

email
sales@kathwells.com

38 Arley Terrace, Leeds, West Yorkshire, LS12 2PA

GROUND FLOOR:

Living Room:



Access via a part glazed front entrance door, double glazed window, central heating radiator, fire place & hearth, stairs rising to the first floor

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, an inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, access to the cellar

Cellars:

The cellar provides ample storage space & comprises of two separate rooms

FIRST FLOOR:

Landing:

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

Bedroom One:



Double glazed window, central heating radiator, a range of fitted wardrobes

Bathroom / WC:



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

SECOND FLOOR:

Bedroom Two:



Double glazed window, Velux window, central heating radiator, ample space for a range of bedroom furniture

TO THE OUTSIDE:



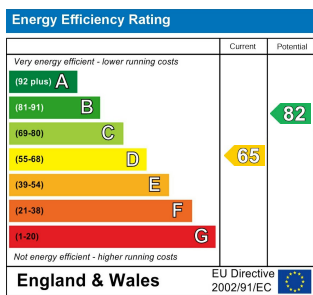
The outside of the property consists of on street parking

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: D

EPC Link:

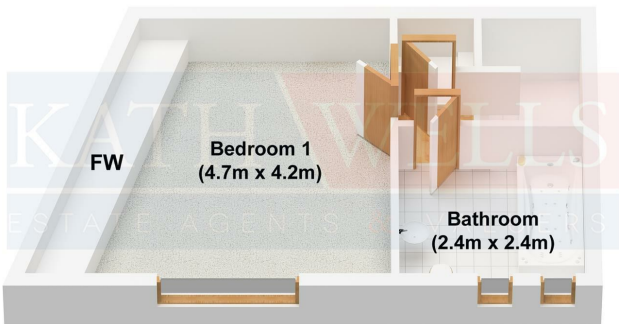
<https://find-energy-certificate.service.gov.uk/energy-certificate/6720-9240-0081-3005-0603>



Ground Floor



First Floor



Second Floor

