

KATH WELLS

ESTATE AGENTS & VALUERS



15 Aberdeen Drive, Leeds, LS12 3QZ Offers In The Region Of £135,000

We are very pleased to offer for sale this TWO BEDROOM BACK TO BACK property situated in a popular residential area of Armley. The property is in need of some MODERNISATION & UPDATING but does benefit from DOUBLE GLAZING and GAS CENTRAL HEATING making an ideal purchase for either a FTB or a LANDLORD (possible rental income (after modernisation) CIRCA £700.00pcm)

The property comprises of a BASEMENT KITCHEN with external access to the front garden, a UTILITY AREA with plumbing for an automatic washing machine, a ground floor HALLWAY with stairs to the upper and lower floors, and a LARGE LIVING ROOM with a cast iron fire place.

To the first floor there is a good sized DOUBLE BEDROOM and a BATHROOM / WC with a white suite and a shower over the bath. To the second floor there is a further DOUBLE BEDROOM.

Externally the property has a GARDEN with access to the basement kitchen and the hallway.

Local amenities and bus routes are within walking distance. Leeds City centre, the motorway networks and Bramley Railway Station are a short drive away.

Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 / 0113 252 3322 / 01274 610 787 / sales@kathwells.com.

Council Tax Band: A / EPC Rating: D

GROUND FLOOR:

Hallway:



Access via a front entrance door, stairs rising to the first floor and down to the basement, central heating radiator

Living Room:



Double glazed window, central heating radiator, cast iron fire surround and hearth

BASEMENT:

Dining Kitchen:



Double glazed window, external door giving access to the garden, a range of wall, drawer & base units, work surfaces, an inset sink and drainer, gas cooker point, extractor hood, space for a fridge / freezer, ample space for a dining table and chairs

Utility Area:



Storage cupboards, plumbing for an automatic washing machine

FIRST FLOOR:

Landing:

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

Bedroom One:



Double glazed window, central heating radiator, original fire surround

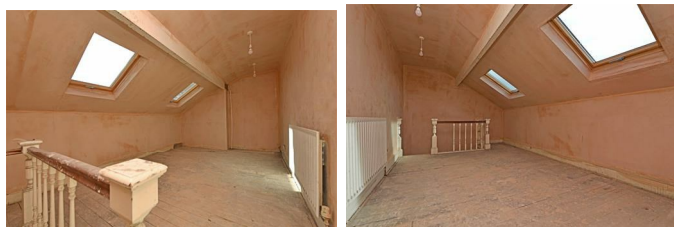
Bathroom / WC:



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

SECOND FLOOR:

Bedroom Two:



Double glazed Velux windows, central heating radiator,.

TO THE OUTSIDE:



Gardens:



A partly enclosed front garden area with access to the basement and to the ground floor

Council Tax Band & EPC Rating:

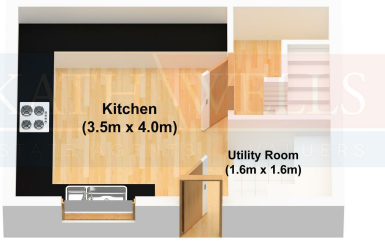
Council Tax Band: A / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2000-3101-0050-8200-6795>

Floor Plan

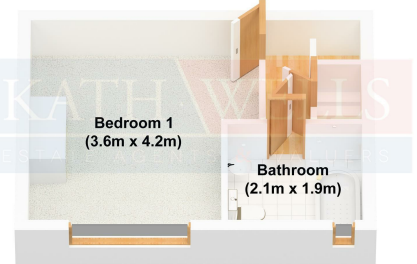
Lower Ground Floor



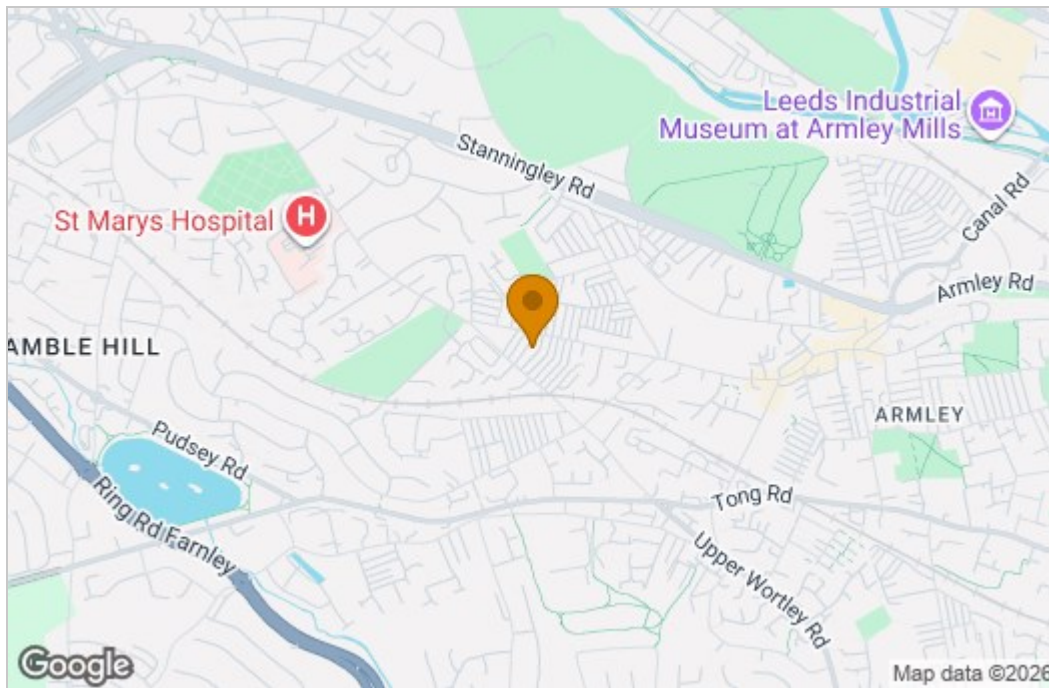
Ground Floor



First Floor



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	75
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.