KATH | WELLS

ESTATE AGENTS & VALUERS

18 Aviary Road
Leeds

4 Bedroom House - Terraced
£155,000

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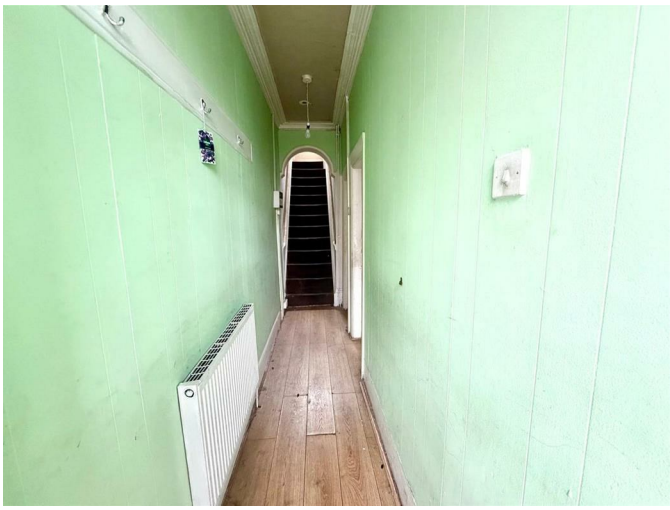
18 Aviary Road, Armley, Leeds, West Yorkshire, LS12 2NS

GROUND FLOOR:

Entrance Hallway:



Access via a part glazed front entrance door, stairs rising to he first floor, central heating radiator

Living Room:

Double glazed window, television point, ample space for a range of living room furniture, central heating radiator

Kitchen:

Part glazed rear door, double glazed window, a range of fitted kitchen units, work surfaces, gas hob, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, access to the cellar, central heating radiator

Cellar:

Provides a useful storage space

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation, stairs rising to the second floor

Bedroom One:

Double glazed window, central heating radiator

Bedroom Two:

Double glazed window, central heating radiator

Bathroom / WC:

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

Second Floor:

Landing:

Access to the second floor accommodation

Bedroom Three:

Double glazed window, central heating radiator

Bedroom Four:

Double glazed window, central heating radiator

TO THE OUTSIDE:

Gardens:

To the rear of the property, there is a paved yard which is fully enclosed

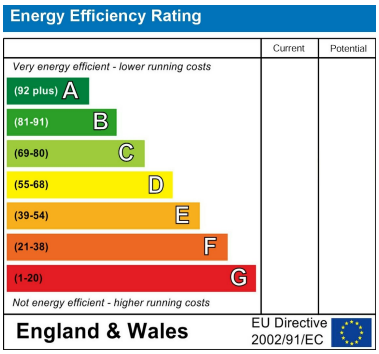
EPC Rating & Council Tax Band:

Council Tax Band: A / EPC Rating: tba

EPC Link:

tba

Energy Efficiency Graph



Floor Plan

Ground Floor

First Floor