KATH | WELLS

ESTATE AGENTS & VALUERS

6 Aviary View
Leeds



2 Bedroom House - Back to Back
£130,000

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GROUND FLOOR:

Living Room / Dining Area:




Access via a front entrance door, double glazed window, a fire place & hearth with an inset electric fire, storage cupboard, central heating radiator

Inner Hallway:

Stairs rising to the first floor, central heating radiator

Fitted Kitchen:





Double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooker point, an inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, central heating radiator

FIRST FLOOR:

Landing:



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

Bedroom One:




Double glazed window, storage cupboard, central heating radiator

Bathroom / WC:



Double glazed window, a white suite comprising of a paneled bath with a shower above, low flush WC, wash basin, central heating radiator / towel warmer, tiled throughout

Second Floor:

Bedroom Two:




Double glazed window, central heating radiator

TO THE OUTSIDE:

Garden:

To the front of the property there is a low maintenance garden which is fully enclosed and mainly offered to an off street parking space

Off Street Parking / Driveway:

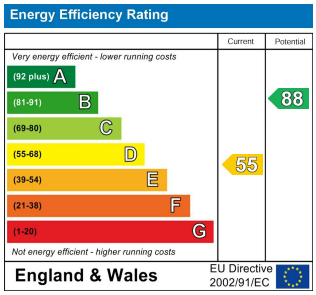
A driveway to the front of the property provides off street parking for a family sized car

Council Tax Band & EPC Rating:

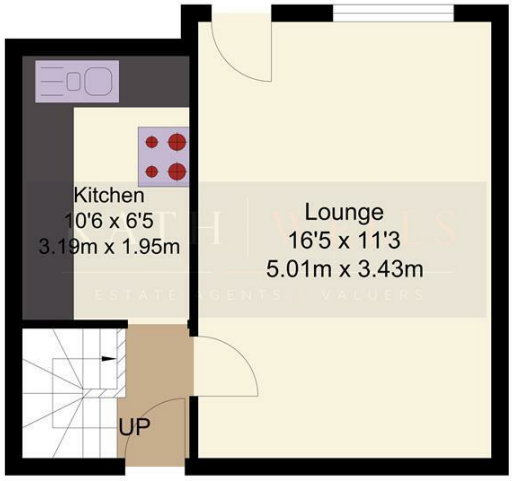
Council Tax Band: A / EPC Rating: D

EPC Link:

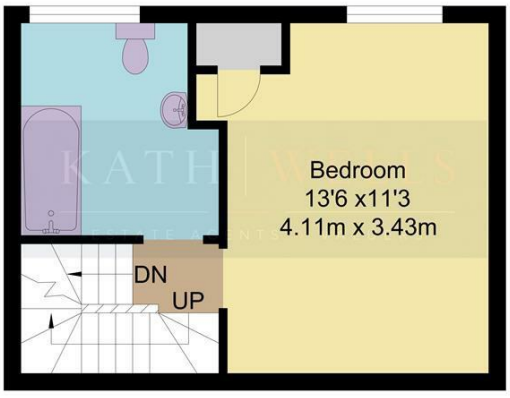
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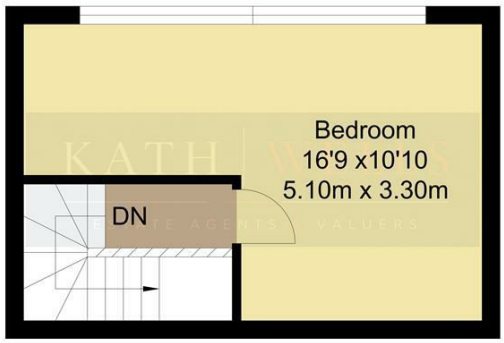
Floor Plan



Ground Floor
Approx. 27.20 sqm.
(292.77 sqft.)



First Floor
Approx. 22.53 sqm.
(242.51 sqft.)



Second Floor
Approx.16.83 sqm.
(181.15 sqft.)