

# 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

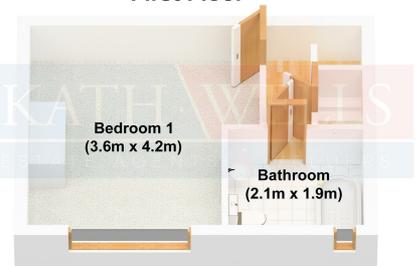
**Lower Ground Floor**



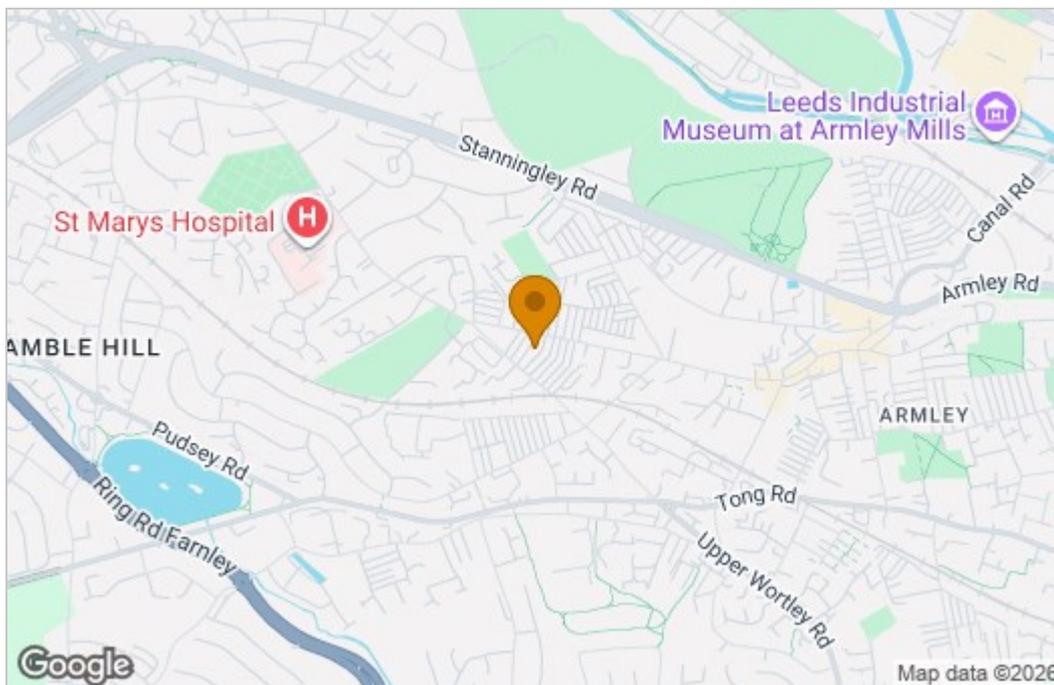
**Ground Floor**



**First Floor**



# Area Map



# Energy Efficiency Graph

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

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