

KATH WELLS

ESTATE AGENTS & VALUERS

21 Aviary Mount Leeds



1 Bedroom House - Back to Back £105,000

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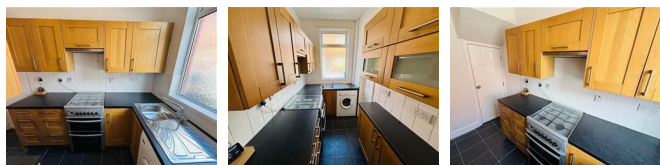
GROUND FLOOR:

Living Room:



Access via a part glazed front entrance door, double glazed window, gas fire, television point, stairs rising to the first floor, central heating radiator

Fitted Kitchen:



Double glazed window, a wide range of fitted wall, drawer & base units, work surfaces, gas cooker point, extractor fan, inset sink & drainer, plumbing for an automatic washing machine, space for a fridge / freezer, access to the cellar

Cellar:

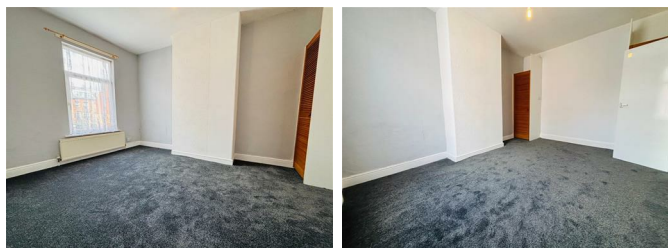
A good sized & useful storage space

FIRST FLOOR:

Landing:

Access to the first floor accommodation, storage cupboard

Bedroom One:



Double glazed window, built in wardrobes, central heating radiator, a great sized double bedroom

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

TO THE OUTSIDE:



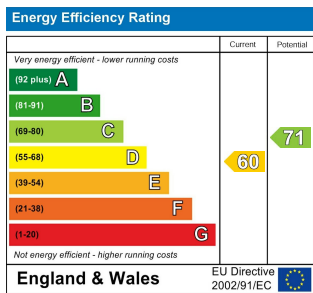
The property is street fronted

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9300-2073-7520-2595-7725>



Floor Plan



Ground Floor
Approx. 24.80 sqm.
(266.70 sqft.)



First Floor
Approx. 24.70 sqm.
(266.30 sqft.)