

## **2 Arley Terrace Leeds**



**2 Bedroom House - End Terrace  
£125,000**

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# 2 Arley Terrace, Armley, Leeds, West Yorkshire, LS12 2PA

## GROUND FLOOR:

### Living Room:



Access via a part glazed front entrance door, double glazed window, central heating radiator, television point, ample space for a range of living room furniture

### Inner Hallway:

Stairs rising to the first floor accommodation, under stair storage cupboard

### Fitted Kitchen:



Part glazed rear door giving access to the rear garden, double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooking hob with an extractor fan above, built under oven / grill, an inset sink & drainer, ample space for a fridge / freezer, plumbing for an automatic washing machine, central heating radiator

## FIRST FLOOR:

### Landing:

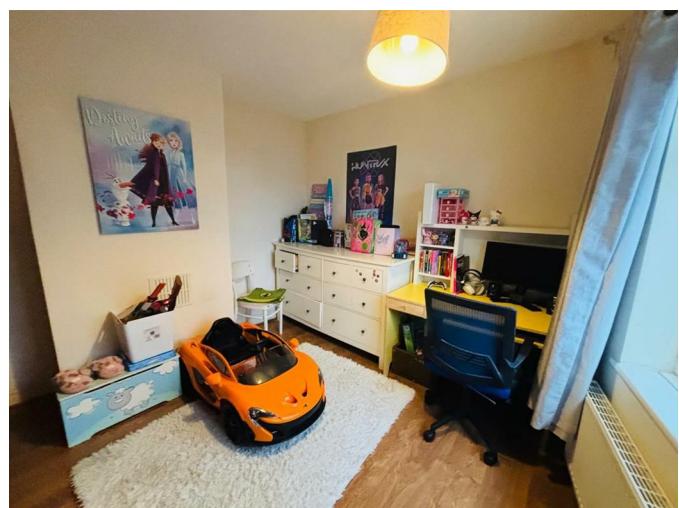
Double glazed window, access to the first floor accommodation, access to a loft space

## Bedroom One:



Double glazed window, central heating radiator, ample space for a range of bedroom furniture

## Bedroom Two:



Double glazed window, central heating radiator

## Bathroom / WC:



Double glazed window, a white 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 adjacent to Gotts park and is ideal for scenic walks

## Gardens:

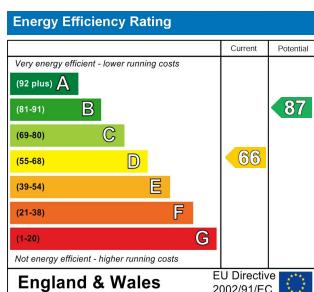
The front garden is block paved and fully enclosed. To the rear of the property there is a small garden which is also enclosed and very low maintenance

## Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: D

## EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/5000-5528-0922-6403-3843>



## Floor Plan