

## **2 Arley Terrace Leeds**



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

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
Tel: 0113 231 1033  
Fax: 0113 203 8333

**Web Site**  
[www.kathwells.com](http://www.kathwells.com)

**email**  
[sales@kathwells.com](mailto:sales@kathwells.com)

## 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:



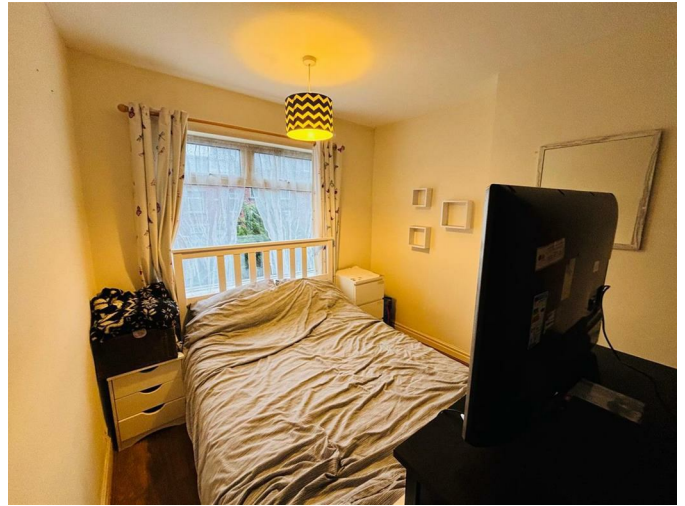
Part glazed rear door giving access to the rear garden, double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooking hob with an extractor fan above, built under oven / grill, an inset sink & drainer, ample space for a fridge / freezer, plumbing for an automatic washing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

### FIRST FLOOR:

#### Landing:

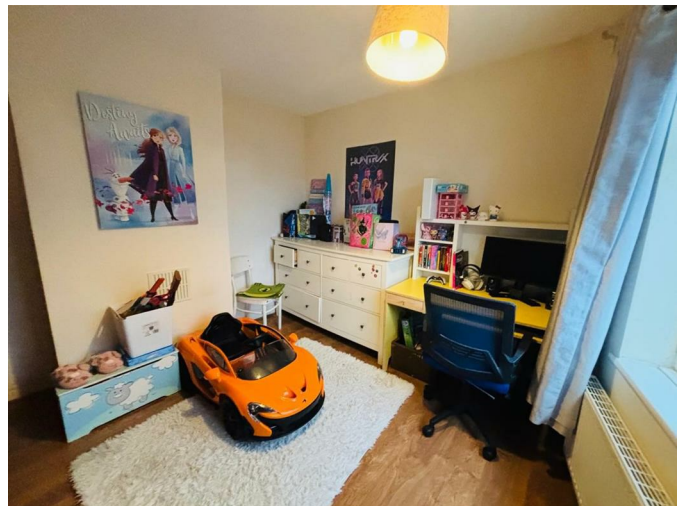
Double glazed window, access to the first floor accommodation, access to a loft space

#### 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 walks1

**Gardens:**

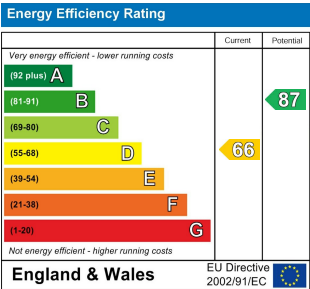
The front garden is block paved and fully enclosed. To the rear of the property there is a small garden which is also enclosed and very low maintenance

**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**