





Model Road,Armley Leeds LS12 2BN

william
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welcome to

Model Road, Armley Leeds

Offered with no onward chain, this three-bedroom end terrace home is conveniently located in the heart of Armley. Featuring a kitchen diner, utility area, low-maintenance gardens and useful storage throughout, the property presents an excellent opportunity for a range of buyers.













Property Information
Entrance Porch
Entrance Hall
Providing access to the principal ground floor accommodation. Offering a practical first impression with space for coats and footwear.

Lounge
A comfortable reception room positioned to the front of the property, featuring fitted carpeting and modern spotlights. A bright and inviting space ideal for relaxing or entertaining guests.

Kitchen Diner
The heart of the home, this generous kitchen diner provides ample space for both cooking and family dining. A door leads directly out to the rear garden, creating an excellent indoor-outdoor connection for everyday living and summer entertaining.

Utility Area
Conveniently situated the utility area provides plumbing for a washing machine and helps keep household appliances neatly separated from the main living space.

Landing
A central landing giving access to all first-floor rooms and benefiting from a built-in storage cupboard, ideal for linen and household items.

Bedroom One
A spacious double bedroom positioned at the front of the property, offering plenty of room for a range of bedroom furniture.

Bedroom Two
A well-proportioned double bedroom overlooking the rear garden and benefiting from useful built-in storage, helping maximise floor space.

Bedroom Three
A generously sized single bedroom situated to the front of the property.

Bathroom
Comprising a bath with shower over, wash hand basin and WC.

Outside Area
Garden area to the front of the property, providing a pleasant approach to the home.
Designed with ease of maintenance in mind, the rear garden features a patio area, making it ideal for relaxing and entertaining during the warmer months. The property further benefits from useful outside storage.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- No onward chain
- Spacious kitchen diner
- EICR valid for five years from September 2025
- Lounge with carpet and spotlights
- Excellent first-time buyer or investment opportunity

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£140,000







Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY117484

The Property Ombudsman

Property Ref:
PDY117484 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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0113 257 2014

Pudsey@williamhbrown.co.uk

4-6 Church Lane, PUDSEY, West Yorkshire, LS28 7BD

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.