

Estate &  
Letting Agents

dwell

Nunnington Avenue  
Armley, Leeds  
LS12 2PQ  
£138,000



0113 246 4860

5/6 St Chad's Parade, Otley Road,  
Far Headingley, Leeds. LS16 5JH

info@dwell-leeds.com  
www.dwell-leeds.com

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# Property Details

- Beautifully Presented Three Bed Terrace
- EPC C
- Popular Residential Location
- Ideal First Time Home or Buy to Let Investment
- Close to the City Centre
- Excellent Transport Links
- Modern Kitchen and Bathroom
- Well Presented Throughout
- Investment Information Available
- Good Sized Bedrooms

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## Property Description

This beautifully presented three bedroom back-to-back terrace, situated on a quiet road in a popular residential area of Armley - just a 5 minute walk of Armley Park and well connected to Leeds City Centre, the Ring Road and Motorway networks; is ideal as a first-time home or as a buy to let investment.

### INTERIOR

The property has been neutrally decorated throughout and having previously undergone substantial improvements, is in turnkey condition! Internally, it comprises three good sized bedrooms, a light and airy living room, a modern kitchen and a spacious bathroom, plus a cellar on the lower ground floor housing the property's electric meter.

**Ground Floor:** The fully carpeted, bright and spacious LIVING ROOM overlooks the front of the property and provides direct access to the adjacent KITCHEN comprising modern, contrasting wall and base units incorporating a tiled splashback, electric oven with gas hob, stainless steel sink/drainage plus space and plumbing for a washing machine and fridge/freezer. **First Floor:** Carpeted stairs from the ground floor rise to the first-floor landing, opening onto a lovely, front facing double BEDROOM with fitted wardrobes. Also accessed from the first-floor landing is the modern, fully tiled and generously sized BATHROOM, including a bath with overhead shower, pedestal wash hand basin with sleek black fittings and a WC. **Second Floor:** Another carpeted staircase rises to the second-floor landing, leading to a further TWO BEDROOMS - a light and spacious double with integral wardrobe, plus an additional bedroom - ideal or use as a child's room or home office. Both bedrooms overlook the front of the property. **Cellar:** Accessed from the kitchen, used for storage and housing the electric meter.

### EXTERIOR

Externally can be found ample on street parking.

### INVESTMENT INFORMATION

High confidence rental area

Current Rental Income: £775 pcm

Tenancy: Let to a professional couple - rolling contract as of May 2026

Selective Licensing Area: Yes

# Gallery



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## Area Description and Map

### Area Description

Nunnington Avenue is situated within a popular residential area of mixed rental and privately owned properties. It benefits from being within easy access to local amenities, schools, and good bus routes, whilst also being just a 5 minute walk of open green space within Armley Park. It is conveniently placed less than 2 miles away from Leeds city centre with excellent transport links, making it ideal for young professionals.



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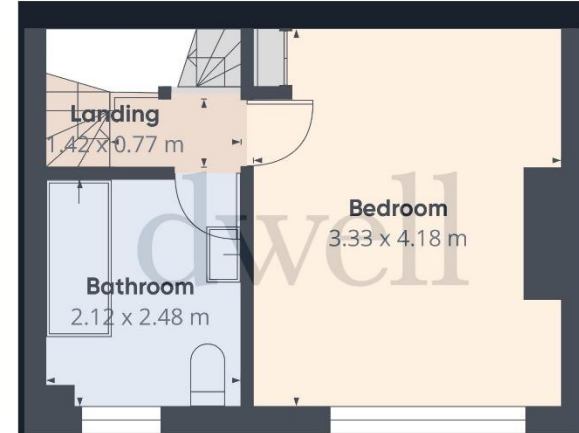
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# Floor Plans

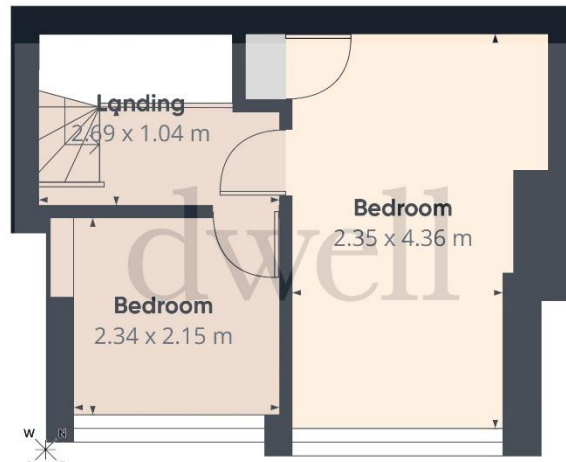
## Floor Plan - Total floor area 60.4m<sup>2</sup>



Ground Floor



Floor 1



Floor 2

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Approximate total area<sup>(1)</sup>  
60.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy  
Performance  
Rating

C