

8 Moorfield Street, Armley, Leeds, LS12 3RU  
£1,200

**V&L**  
PROPERTIES



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Council Tax Band:

Nestled on Moorfield Street in the vibrant area of Armley, Leeds, this charming end-terrace house offers a delightful blend of character and modern living. With a generous living space of 1,001 square feet, this property is perfect for families or those seeking extra room to grow.

The house features one inviting reception room, ideal for entertaining guests or enjoying quiet evenings with family. The four well-proportioned bedrooms provide ample space for rest and relaxation, making it a perfect sanctuary for everyone in the household. The bathroom is conveniently located, catering to the needs of a busy family life.

Built in 1900, this home boasts a rich history while still offering the potential for personal touches and modern updates. The end-terrace position allows for added privacy and a sense of space, making it a desirable choice for those looking to settle in a friendly community.





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	