



PARK MOUNT,
ARMLEY, LEEDS,
LS12 3NR
£125,000

2 Bedroom House

LINLEY &
SIMPSON

GARDEN FRONTED, TWO BEDROOM BACK TO BACK! Available for sale is this TWO BEDROOM mid-terraced house in a nice, residential part of Armley. Close to local amenities, including easy transport links to Leeds City Centre, this house is in smart condition with a modern kitchen, bathroom and garden space too.

Armley is a residential district in Leeds which was historically built primarily for millworkers and coal-miners due to Leeds' historic involvement in both textiles and coal. Located in South Leeds, Armley is less than a mile from Leeds city centre which makes commuting to the city centre which has the largest train station in the North of England very convenient. Armley also has fantastic road links and easy access to the motorways and bus links too for commuting. There are communal green spaces to be found throughout and there is easy access to shopping centres and smaller local shops along the high street too. There are good primary and secondary schools close by and there are remnants of Armley's historic past in the form of many stone mills from the industrial revolution and monuments like St Bartholomew's Church too.

Ground Floor

Living/ Dining Room

Main entrance into the property on the ground floor leads into a decent sized reception space- the large living/ dining room. The living/ dining room is a large reception room with a front facing window flooding the room with natural light. There is a chimneybreast in the room that gives a nice focal point with an electric fire within a decorative fireplace.

Kitchen

The kitchen is typical for this style and age of property and is a workable kitchen with ample wall and base units including plumbing for a washing machine, electric oven and hob, tiled backsplash and plenty of storage space. The kitchen has been modernised and has gloss white wall and base units within. There is also access to the large cellar at the rear of this room.

Lower Ground Floor

Cellar

Accessed via the kitchen is the stone staircase leading down to the cellar; which is a nice, handy storage space.

First Floor

Master Bedroom

The master bedroom on the first floor and is a front-facing double bedroom. This is a nice, bright room with space for a large double bed within as well as alcoves either side of the chimneybreast, which are ideal spaces for wardrobes and other furnishings too.

House Bathroom

The house bathroom is located on the first floor and is a large room. There is currently a three-piece suite with a full-sized bath with over-head shower, toilet and hand basin within as well as two large storage cupboards built in. The bathroom has a nice tiled wall above the bath and shower and a modern lino floor.

Second Floor

Second Bedroom

The second bedroom is a large double bedroom on the second floor. This is a good-sized room with a dormer window for natural light. There is a 'vestibule' style room on the second floor, which you access the second bedroom through which could make a fantastic walk in wardrobe or even a nice home office space.

External

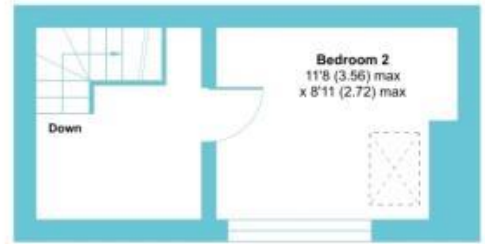
This house is especially desirable in the local area because it is garden-fronted. By this we mean that there is a nice garden space to the front of the house which is a privately owned space to be enjoyed by the occupants. This helps to add to the rental income that the house would achieve also which we estimate to be between £650-675pcm.



Park Mount, Armley, Leeds, LS12

Approximate Area = 842 sq ft / 78 sq m

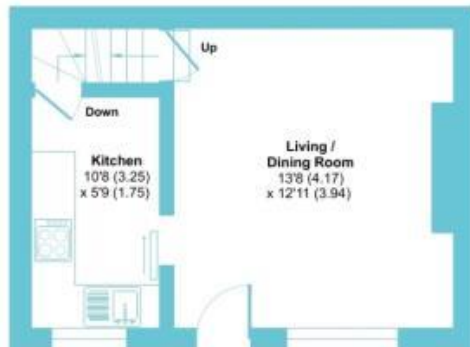
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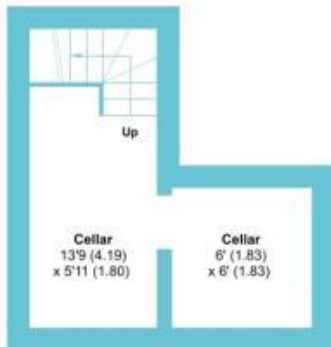
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nshcom 2022. Produced for Linley & Simpson. REF: 859446

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

AGENTS NOTES:

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