



AVIARY ROW,
ARMLEY, LEEDS,
LS12 2NZ
£125,000

2 Bedroom House

LINLEY &
SIMPSON

GARDEN FRONTED back to back house in ARMLEY. Available for sale CHAIN FREE 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 due to Leeds' historic involvement in textiles. Armley is less than a mile from Leeds city centre that 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 could be used as a focal point. The flooring in the living/ dining room is a high quality laminate.

Kitchen (Open Plan)

The kitchen has been made to be open plan to the ground floor reception room and as such, makes for a nice, bright open room. The kitchen has modern wall and base units and has plumbing for a washing machine.

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, modern room. There is currently a three-piece suite with a full-sized bath with over-head shower, toilet and hand basin within all tiled to a nice standard.

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.

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.

Lower Ground Floor

The lower ground floor is home to a nice sized cellar room. The room was previously accessed by an internal staircase but that has been blocked off in favour of an external door and staircase in the front garden. This means that the lower ground floor room could be converted into a self contained flat! Or if kept as it is its nice storage space for the house.

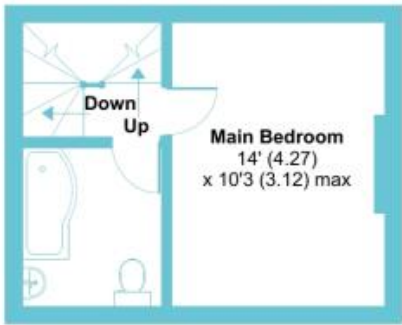




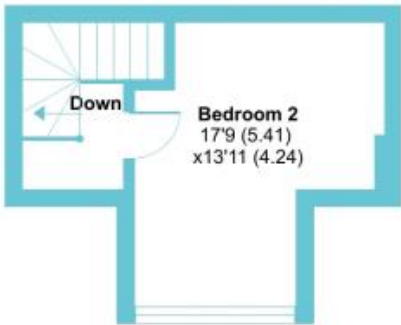
Aviary Row, Leeds, LS12

Approximate Area = 940 sq ft / 87.3 sq m

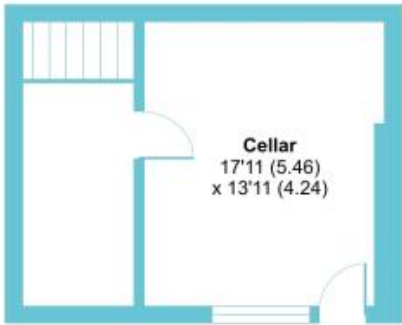
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FIRST FLOOR



SECOND FLOOR



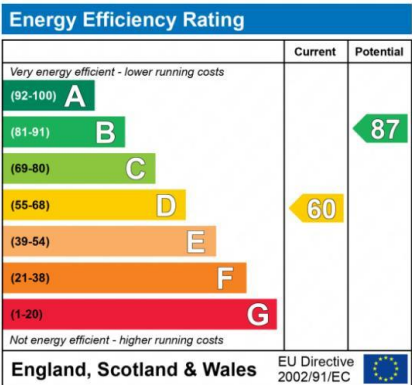
LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchocom 2022. Produced for Linley & Simpson. REF: 658147



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.

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