

39 Model Terrace Armley



Four Bedroom Mid Terrace : £795

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Wortley
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39 Model Terrace Armley, LS12 2BP

*** AVAILABLE TO LET NOW * * FOUR
BEDROOMS * * BATHROOM * * EXTENDED
LIVING ROOM * * GARDENS * * WELL
PRESENTED * * IDEAL FAMILY HOME * *
EARLY INTERNAL VIEWING ADVISED ***

This property would make an ideal home for a variety of people wishing to move into a home which offers spacious accommodation throughout with the added benefits of double glazing and gas fired central heating. Situated amidst similar style property in a popular residential area of Armley and conveniently located for access to local amenities and schools and transport links.

Briefly throughout the property comprises of an ENTRANCE HALL with stairs rising to the first floor, an EXTENDED LIVING ROOM with a wall mounted electric fire and ample space for a dining table and chairs, a good sized BREAKFAST / DINING KITCHEN with an ample range of fitted cabinets and access to the rear garden, FOUR DOUBLE BEDROOMS, BATHROOM / WC with a white suite.

Externally there is an enclosed LOW MAINTENANCE GARDEN to the front of the property and a paved rear garden.

The property is ideally located for ease of access to Leeds City Centre by car (13 min) or public transport. Well regarded primary schools are within walking distance. Local amenities, Armley Leisure centre, parks, Kirkstall Valley leisure and retail park, cinemas, a gym, restaurants and bars are a short drive away.

Early internal viewing is highly recommended and can be arranged by contacting the office.

EPC Rating: C

The Property Benefits From:

Four Bedrooms, Shower Room & Bathroom, Gardens Front & Rear, Wardrobes, Some Integral Appliances

The Property Comprises of:

Hallway, Living Room / Dining Area, Fitted Kitchen, Two First Floor Bedrooms, Bathroom / WC, Two Second Floor Bedrooms, Shower Room / WC

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR:

Entrance Hallway:

Extended Lounge / Dining Area:

Ample space for a dining table and chairs, wall mounted electric fire, central heating radiators



Fitted Breakfast Kitchen:

Wall, drawer & base units, integrated dishwasher, five burner gas hob with an oven / grill below, extractor hood, 1 ¼ bowl 1 sink and drainer



FIRST FLOOR:

Landing:



Bedroom One:

Wardrobe



Bedroom Four:

Wardrobe



Bathroom / WC:

A white suite, panelled bath with shower above, wash basin, low flush WC, ladder style central heating radiator / towel warmer



SECOND FLOOR:

Landing:

WC:

Wash basin, low flush WC, ladder style central heating radiator / towel warmer



Bedroom Two:

Wardrobe



Bedroom Three:

Wardrobe



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

Directions:

From our Wortley office proceed up Lower Wortley Road to the mini roundabout, continue across into Oldfield Lane, at the mini roundabout turn left and continue to the junction with Tong Road, turn left and first right onto Wesley Road, turn right onto Church Road and continue onto Hall Lane, turn left onto Model Terrace where number 39 can be found signified by our TO LET BOARD

Mortgages:

Reach 4 Mortgage solutions Ltd is based in our offices and can offer a whole of market mortgage advice service to our clients. Whether you're buying for the first time, moving up the property ladder or buying for investment, Reach 4 will give you advice on a competitive range of mortgage and protection plans to suit your specific needs. They will then keep you updated every step of the way and provide an ongoing service as your financial needs change.

Kath Wells Estate Agents introduces Reach 4 Mortgage solutions Ltd for the purpose of arranging and advising on mortgages and protection. Reach 4 Mortgage solutions Ltd is an appointed representative of mortgage advice bureau Ltd which is regulated and authorised by the Financial Conduct Authority.

In general, Buy to Let mortgages are not regulated by the Financial Conduct Authority,

Your home may be repossessed if you do not keep up repayments on your mortgage.

Viewing:

Strictly by appointment with Kath Wells Estate Agents on 0113 231 1033

Internet:

Properties for sale can be viewed on the "World Wide Web", www.kathwells.com

E-mail: sales@kathwells.com

THINKING OF SELLING?

Should you be thinking of selling your property please contact us as soon as possible to arrange for a free valuation, we may already have a potential buyer waiting for your home.

Reference: 8929 - 13 April 2021

Please note:

The above measurements are approximate and may have been taken using an electronic measure and whilst believed to be fair representation may be subject to mechanical error. We have not carried out a detailed professional survey. Services, fixtures, equipment referred to in the sales details and appliances mentioned, including central heating systems and other gas/electrical fittings have not been tested by ourselves and working order cannot therefore be confirmed, nor can any warranty be given as to their condition. It is your own responsibility to ensure you are fully aware of the condition of the property you are buying before legal commitment, it is always recommended that you arrange your own independent survey, if you fail to do so you should be aware of the risks you are taking. The sales particulars have been compiled from observation and discussion with the vendor of the property, items described in the sales particulars are included in the sale, all other items are specifically excluded and certain items that appear in any photograph may not be included.

These details have not yet been checked or approved and may be subject to change!!

TO THE OUTSIDE:

Gardens:

The front and rear gardens are enclosed, mainly paved and low maintenance



