

## **2 Holdforth Close Armley**



### **Three Bedroom End Town House Offers in the region of: £120,000**

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## **2 Holdforth Close Armley, LS12 1YD**

\* VIRTUAL TOUR AVAILABLE \*  
\* IDEAL FOR A FTB / LANDLORD  
\* \* DG & CH \* \* THREE DOUBLE  
BEDROOMS \* \* GARDENS  
FRONT & REAR \* \* SPACIOUS  
ROOMS \* \* EARLY VIEWING  
ADVISED \* \* POPULAR  
LOCATION \*

This property would make an ideal purchase for a variety of buyers including Landlords (possible rental income circa £675.000 pcm) and First Time Buyers 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 Wortley 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, a DOWNSTAIRS CLOAKROOM / WC, a LIVING ROOM with windows to the front and patio doors to the rear and ample space for a dining table and chairs, a good sized FITTED KITCHEN with an ample range of fitted cabinets and an external door to the garden, THREE DOUBLE BEDROOMS, and a BATHROOM / WC with a white suite and an electric shower above the bath.

Externally there are GARDENS TO

### **The Property Benefits From:**

Double Glazing, Central Heating, Gardens Front & Rear, Ideal for a FTB / Landlord, Early Viewing Advised

### **The Property Comprises of:**

Hallway, Living Room & Dining Area, Fitted Kitchen, Three Double Bedrooms, Bathroom / WC, Downstairs Cloakroom / WC

### **ACCOMMODATION**

(All measurements are approximate)

### **GROUND FLOOR:**

#### **Entrance Hallway:**

Access via a part glazed front entrance door, stairs rising to the first floor, under stairs storage cupboard

#### **Downstairs Cloakroom / WC:**

Double glazed window to the front elevation, low flush WC, storage cupboard, tiled flooring



#### **Dining Living Room:**

A good sized through living room with a dining area; double glazed window to the front elevation, sliding patio doors opening onto the rear garden, two central heating radiators, television point, ceiling coving,

laminated flooring to the dining area, ample room for a table and chairs



### **Fitted Kitchen:**

Double glazed window to the rear elevation, a part glazed external door providing access to the garden, a range of fitted wall, drawer & base units, work surfaces, eye level electric oven / grill, electric hob, extractor hood, an inset sink and drainer with a mixer tap, plumbing for an automatic washing machine, space for a fridge / freezer



### **FIRSTFLOOR:**

#### **Landing:**

Access to the first floor accommodation, access to an insulated loft space

#### **Bedroom One:**

Double glazed window to the front elevation, central heating radiator, a range of fitted wardrobes providing useful storage and hanging space



#### **Bedroom Two:**

Double glazed window to the rear elevation, central heating radiator, a range of fitted wardrobes



### Bedroom Three:

Double glazed window to the rear elevation, central heating radiator, a range of fitted wardrobes



### Bathroom / WC:

Double glazed window to the front elevation, a white suite comprising of a panelled bath with a an electric shower above and a glazed side screen, pedestal wash basin, low flush WC, inset ceiling lighting, laminated flooring



### TO THE OUTSIDE:

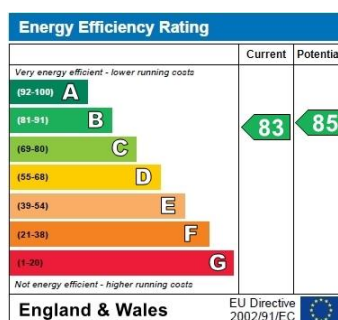
#### Gardens:

The front garden is open plan and mainly laid to lawn. The rear garden is mainly low maintenance with paved seating areas, planted beds and a brick built storage shed



### EPC Link:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/4330-8121-6000-0187-0226>



### Directions:

From our Wortley office proceed up Lower Wortley Road and continue across both mini roundabout to the junction with Tong Road, turn left into Tong Road and first right into Green Lane, continue along and take the first right into Holdforth Green

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

### **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

### **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](http://www.kathwells.com)

**E-mail:** [sales@kathwells.com](mailto: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

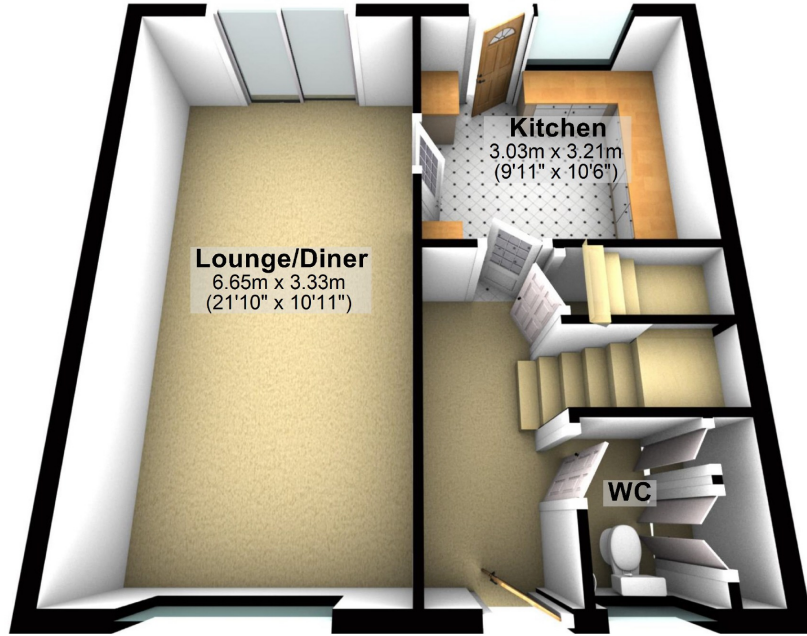
**Reference** 8657 - 30 September 2020

### **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

### Ground Floor

Approx. 44.2 sq. metres (475.3 sq. feet)



### First Floor

Approx. 44.3 sq. metres (476.6 sq. feet)

