£155,000

21 Pasture Mount, Armley, Leeds, West Yorkshire, LS12 3NB

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Early internal viewing is recommended for this TWO BEDROOM BACK TO BACK TERRACED HOUSE situated amidst similar style property in a popular residential area of Armley. This property is being sold CHAIN FREE on completion and would make an ideal purchase for a variety of BUYERES including FIRST TIME BUYERS & LANDLORDS, (Possible Rental Income CIRCA £775.00 pcm).

The GROUND FLOOR comprises of a ENTRANCE HALLWAY with stairs rising to the first floor, a LIVING ROOM with ample space for furniture as well as access down to the BASEMENT. The basement comprises of a FITTED DINING KITCHEN with a range of draw & base units as well as access to the front of the property via a part glazed door & access to a WC.

To the first floor there is a DOUBLE BEDROOM with fitted wardrobes & a BATHROOM / WC with a three piece suite comprising of a paneled bath, a low flush WC & wash basin.

GROUND FLOOR:

Entrance Hallway:
Access via a part glazed front entrance door, stairs rising to the first floor, central heating radiator

Living Room:
Double glazed window, central heating radiator, access to the basement, ample space for living room furniture

Basement / Fitted Dining Kitchen:
Double glazed window, part glazed door giving access to the front of the property, a range of fitted draw & base units, work surfaces, gas cooker point, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer

Downstairs WC:
A low flush WC located in the basement

FIRST FLOOR:

Landing:
Access to the first floor accommodation, stairs rising to the second floor accommodation, central heating radiator

Bedroom One:
Double glazed window, fitted wardrobes, central heating radiator

Bathroom / WC:
Double glazed window, a three piece suite comprising of a paneled bath with an electric shower above, low flush WC, wash basin, central heating radiator

SECOND FLOOR:

Bedroom Two:
Double glazed window, central heating radiator, a good sized double bedroom

TO THE OUTSIDE:

Garden:
To the front of the property there is a paved garden area which is fully enclosed.

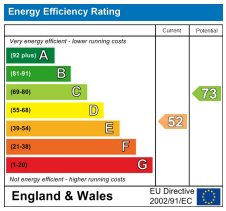
Council Tax Band & EPC Rating:
Council Tax Band: A/ EPC Rating: E

EPC Link:
https://find-energy-certificate.service.gov.uk/energy-certificate/2923-6301-2891-2849-9158

Anti-Money Laundering (AML) Checks:
By law, we must carry out Anti-Money Laundering (AML) checks to verify the identity of all buyers once an offer has been accepted. The cost is £35.00 plus VAT (£42.00 total) per buyer, and this fee is payable when your offer is accepted. These checks are a legal requirement for all purchasers.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.



Directions

Please use the postal code LS12 3NB in Sat. Nav. Number 2 Fernbank Gardens can be found signified by our FOR SALE SIGN

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