



Morrison Watts Property
Sales and Lettings



Aviary Road
, Armley LS12 2NS

Asking Price Of £59,990

Property Features

- Three Bedroom Flat
- Over Two Floors
- Open Plan Living Kitchen Area
- Shower Room
- Double Glazed
- On Street Parking
- Good Commuter Links
- Armley Town Street A Short Walk For Local Amenities
- Ideal For First Time Buyers

Full Description

Morrison Watts are pleased to welcome this THREE BEDROOM GROUND FLOOR FLAT to the market. The property is over TWO FLOORS and has a OPEN PLAN LIVING KITCHEN, two bedrooms which are situated in the BASEMENT of the property and one which is located on the ground floor, and a SHOWER ROOM also in the basement. The property would be perfect for FIRST TIME BUYERS or an INVESTOR. Early viewing recommended!

DESCRIPTION OF THE PROPERTY

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ENTRANCE HALL

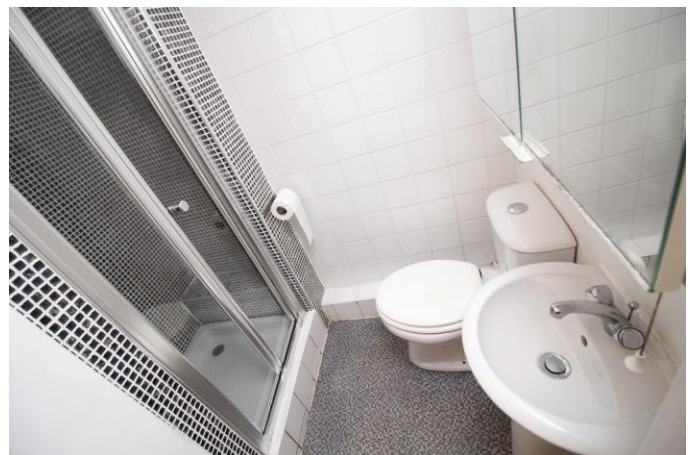
The entrance hall is situated to the front of the property. The entrance hall is carpeted, has a gas central heating radiator and stairs leading to the lower ground floor.

GROUND FLOOR BEDROOM

11' 5" x 8' 5" (3.48m x 2.59m)

The first bedroom is located on the ground floor and briefly comprises of; a double glazed window facing to the front of the property, a gas central heating radiator and TV and telephone point.

Please note, first time buyers this can be used as a



living room if preferred. As an investor, I would suggest keeping as a bedroom to maximise yield.

OPEN PLAN LIVING KITCHEN AREA

19' 0" x 9' 0" (5.81m x 2.75m)

The open plan living kitchen area is located on the ground floor and briefly consists of; a fitted kitchen with a range of wall and base units with complimentary work surfaces, a sink and drainer unit, partly tiled for splash backs around the kitchen work surface, an electric oven and hob, space for an automatic washing machine, a double glazed window facing to the rear, a radiator and the central heating boiler.

BEDROOM TWO

14' 8" x 12' 11" (4.49m x 3.95m)

The second basement is located in the lower ground floor and briefly consists of; a double glazed window facing to the front of the property and a radiator. Please note, the measurements are maximum due to the obscure shape.

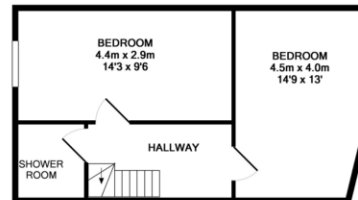
BEDROOM THREE

14' 3" x 9' 5" (4.35m x 2.89m)

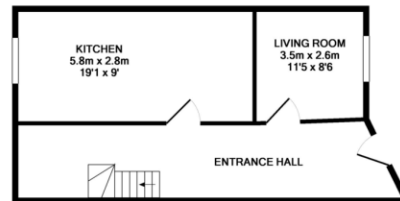
The third bedroom is located on the lower ground floor and briefly consists of; a double glazed window facing to the rear and a radiator.

SHOWER ROOM

The shower room is located on the lower ground floor and briefly consists of; a shower cubicle, a WC, a wash hand basin, fully tiled and has an extractor fan.



LOWER GROUND FLOOR
APPROX. FLOOR
AREA 39.5 SQ.M.
(426 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 40.7 SQ.M.
(438 SQ.FT.)

TOTAL APPROX. FLOOR AREA 80.2 SQ.M. (863 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements