



Morrison Watts Property
Sales and Lettings



Aviary Road
, Armley LS12 2NF

Asking Price Of £59,990

Property Features

- Three Bed Flat
- 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 FIRST FLOOR FLAT to the market. The property is over TWO FLOORS and has a OPEN PLAN LIVING KITCHEN, two bedrooms which are situated on the second floor of the property and one which is located on the first floor, and a SHOWER ROOM located on the first floor. The property would be perfect for FIRST TIME BUYERS or an INVESTOR. Early viewing recommended!

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ENTRANCE HALL

The entrance hall is situated to the rear of the property and has stairs leading to the first floor.

LANDING

The landing on the first floor has a double glazed window to the side of the property and stairs leading to the second floor.

LIVING KITCHEN AREA

The kitchen living area is located on the first floor and briefly consists of; a fitted kitchen with a range of wall and base units, a sink and drainer unit,



electric oven and hob with cooker hood over, space for an automatic washing machine, under counter fridge freezer, partly tiled for splash backs and 2 double glazed windows facing to the front of the property.

BEDROOM ONE

The bedroom is located on the first floor and briefly consists of; a double glazed window facing to the rear, electric radiator and a useful under stairs cupboard.

BEDROOM TWO

The second bedroom is located on the second floor and briefly consists of; double glazed window facing to the front of the property and an electric radiator. Please note, there is height restrictions in some areas of the room.

BEDROOM THREE

14' 9" x 10' 3" (4.52 m x 3.13m)

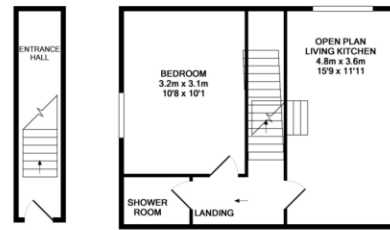
The third bedroom is located on the second floor and briefly consists of; double glazed window facing to the front of the property and an electric radiator. Please note, there is height restrictions in some areas of the room.

SHOWER ROOM

The shower room is located on the first floor and briefly comprises of; a shower cubicle, a WC, a wash hand basin, partly tiled, towel radiator and a double glazed window facing to the rear.

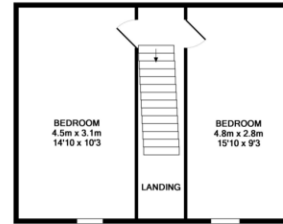
TO THE OUTSIDE

There is a small yard to the rear of the property.



ENTRANCE FLOOR
APPROX. FLOOR AREA 83 SQ.M.
(82 SQ.FT.)

1ST FLOOR
APPROX. FLOOR AREA 51.4 SQ.M.
(544 SQ.FT.)



2ND FLOOR
APPROX. FLOOR AREA 51.1 SQ.M.
(540 SQ.FT.)
TOTAL APPROX. FLOOR AREA 111.0 SQ.M. (1195 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 misstatement. 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