



Brentwood Terrace
Armley, Leeds LS12 2DA

Asking Price Of £130,000

Property Features

- Four Double Bedrooms
- Dining Kitchen
- Living Room
- Rear Yard
- One Apartment
- Possible development
- Armley Location
- Full Refurbishment Required
- Ideal For A Developer

Full Description

Watts & Co are pleased to welcome to the market this FOUR BEDROOM VICTORIAN through terrace in the ARMLEY area. The property is in need of a FULL REFURBISHMENT throughout with the potential to convert into SELF CONTAINED flats subject to the CORRECT PLANNING PERMISSION and would be IDEAL for an INVESTOR or a DEVELOPER. . The property has a good size lounge, a DINING KITCHEN with a door leading to the REAR YARD, 3 x DOUBLE BEDROOMS, WC & BATHROOM with the top floor have a 1 bed APARTMENT with living/kitchen area, bedroom and shower room. There is also a large cellar with door and window looking out to the rear of the property and this could be converted to a studio apartment subject to planning.

ENTRANCE HALL

5' 7" x 17' 4" (1.72m x 5.29m)

The entrance hall briefly comprises of; a door to the front, a gas central heating radiator and stairs leading to the first floor.

LIVING ROOM

13' 0" x 16' 6" (3.97m x 5.03m)

The living room briefly comprises of; a single glazed bay window facing to the front, a fire with hearth and surround and a gas central heating radiator.

DINING KITCHEN

17' 10" x 14' 10" (5.45m x 4.53m)

The dining kitchen briefly comprises of; a fitted kitchen with a range of wall and base units with complimentary work surface, a stainless steel sink and drainer unit, an electric oven and gas hob with



cooker hood over, splash back tiling, a single glazed window and door facing to the rear, a gas central heating radiator and space for a dining table.

LANDING ON FIRST FLOOR

The landing has stairs leading from the ground to the first floor and has a gas central heating radiator.

MASTER BEDROOM

13' 8" x 12' 9" (4.18m x 3.89m)

Bedroom one briefly comprises of; a single glazed window facing to the front and a gas central heating radiator.

BEDROOM TWO

10' 7" x 15' 0" (3.25m x 4.58m)

Bedroom two briefly comprises of; a single glazed window facing to the rear, a built in cupboard and a gas central heating radiator.

BEDROOM THREE

6' 1" x 9' 2" (1.87m x 2.80m)

Bedroom three briefly comprises of; a single glazed window facing to the front and a gas central heating radiator.

BATHROOM

4' 8" x 7' 10" (1.44m x 2.40m)

The bathroom is on the first floor and briefly comprises of; a bath with shower over, wash hand basin with vanity unit, a single glazed window facing to the rear, partly tiled and a gas central heating radiator.

WC

2' 9" x 4' 2" (0.85m x 1.29m)

The WC is separate to the bathroom and has a single glazed window facing to the rear.

SECOND FLOOR

BEDROOM FOUR

12' 3" x 11' 1" (3.75m x 3.40m)

Bedroom four briefly comprises of; a velux window facing to the rear and a gas central heating radiator.

LIVING & SECOND KITCHEN SPACE



19' 1" x 13' 5" (5.84m x 4.11m)

The second floor living kitchen space briefly comprises of; a range of wall and base units with complimentary work surface, splash back tiling, stainless steel sink and drainer unit, a freestanding electric oven and gas hob, a gas central heating radiator, eaves storage and a single glazed window facing to the front.

SHOWER ROOM

6' 2" x 4' 10" (1.89m x 1.49m)

The shower room briefly comprises of; a shower cubicle, WC, wash hand basin, velux rear window and is fully tiled.

TO THE OUTSIDE

To the front there is a small yard with some shrubbery and a small yard to the rear also.

CELLAR

Large cellar with door and window leading out to the rear garden, this could be converted subject to planning into a great basement apartment

