

29 Armley Grange Mount Leeds



3 Bedroom House - Semi-Detached £239,995

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29 Armley Grange Mount, Armley, Leeds, West Yorkshire, LS12 3QB

Ground Floor:

Entrance Hallway:

Access via a front composite front entrance door, central heating radiator, stairs to the first floor

Living Room:



Double glazed window to the front elevation, central heating radiator, living flame gas fire, marble back and hearth, wood fire surround

Dining Room/ Sitting Room:



Double glazed window to the rear elevation, central heating radiator, laminated wood floor

Fitted Kitchen:



A range of gloss wall, drawer and base units, complimentary work surfaces, integrated fridge freezer and dishwasher, built in electric oven, gas hob with extractor fan over, stainless steel sink and drainer with a mixer tap, plumbing for a washing machine, central heating radiator, double glazed window to the side elevation, laminated wood floor

First Floor:

Landing:

Double glazed window to the side elevation, airing cupboard, access to the loft space

Bedroom One:



Double glazed window to the front elevation, central heating radiator, television point

Bedroom Two:



Double glazed window to the front elevation, central heating radiator

Bedroom Three:



Double glazed window to the front elevation, central heating radiator, built in storage cupboard

Bathroom / WC:



A three piece suite in white comprising of a panelled bath with an instant shower over, a vanity unit with a wash basin over and a WC, extractor fan, central heating radiator, double glazed window to the rear elevation

To The Outside:



Gardens:



There is a low maintenance paved garden to the front. The good sized enclosed rear garden is tiered over several levels

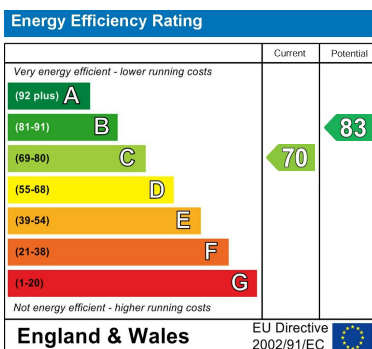
Parking / Garage:



There is a driveway providing useful off street parking for up to three cars leading to a detached garage with an up and over door

EPC Link:

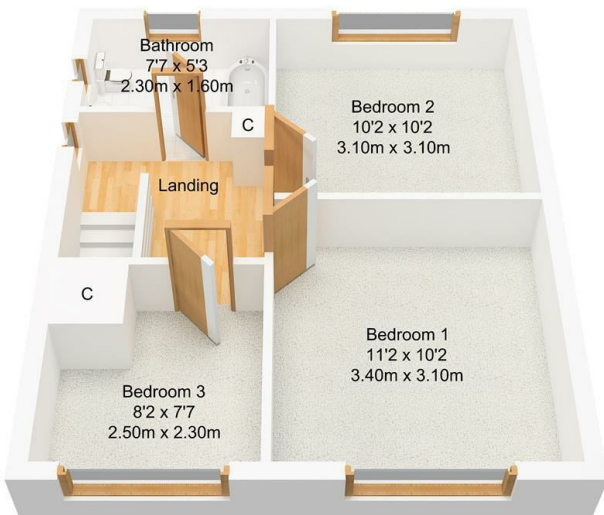
Energy Efficiency Graph



Floor Plan



Ground Floor
Approx. 35.75 sqm.
(384.80 sqft.)



First Floor
Approx. 35.75 sqm.
(384.80 sqft.)