



62 Armley Grange Avenue Leeds



3 Bedroom House £339,995

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

Web Site
www.kathwells.com

email
sales@kathwells.com

**62 Armley Grange Avenue, Upper
Armley, Leeds, West Yorkshire, LS12
3QN
GROUND FLOOR:**

Hallway:



Access via a front entrance door, double glazed windows, stairs rising to the first floor, central heating radiator, under-stairs storage cupboard with plumbing for an automatic washing machine

Living Room:



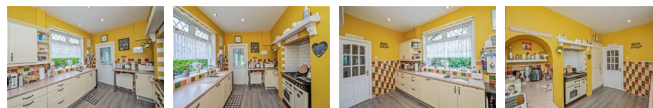
Double glazed bay window, a fireplace and hearth with an inset living flame fire, television point, central heating radiator

Dining Room:



Double glazed French doors opening onto the rear garden, a fireplace and hearth with a multi-fuel stove, ample space for dining and sitting room furniture, central heating radiator

Fitted Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, worksurfaces, an inset 1 1/4 bowl sink and drainer, a range style cooker with an extractor above, integral dishwasher, integral fridge / freezer, inset ceiling lights, a part glazed internal door through to the rear porch

Rear Porch / Storage:

Double glazed window, a part glazed external door with access to the garden, a good sized storage cupboard

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation, access to the loft space via a pull down loft ladder

Bedroom One:



Double glazed window, a good sized double bedroom, central heating radiator, a range of fitted wardrobes / storage

Bedroom Two:



Double glazed window, central heating radiator, a range of fitted wardrobes / storage

Bedroom Three:



Double glazed window, a good sized third bedroom, central heating radiator

Bathroom / WC:



Double glazed windows, a four piece white suite comprising of a roll top bath, a glazed shower cubicle with a shower, a low flush WC, wash basin set into a vanity unit, vertical ladder style central heating radiator / towel warmer

TO THE OUTSIDE:



Gardens:



The front garden is enclosed by a low wall and hedging. The rear garden is a good size and has an abundance of ornamental flowering shrubs and planting, a lawn, a paved patio / seating area, an outside tap, external lighting and power points.

Summer House:



A garden path leads to a Summer House which has power and light and a decked patio / seating area. The summer house could be used as a home office.

Off Street Parking / Driveway / Single Detached garage



A block paved driveway provides useful off street parking and access to a single detached garage

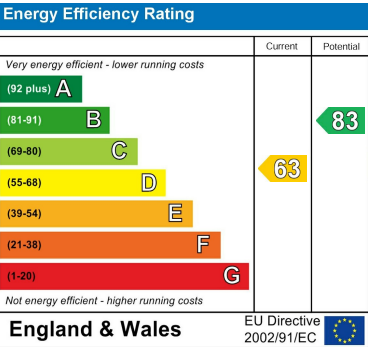
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/7806-5295-0002-0005-7402>

EPC Rating / Council Tax Band:

EPC Rating: D / Council Tax Band: D

Energy Efficiency Graph



Ground Floor



First Floor

