



22 Armley Grange Avenue, Leeds, LS12 3QN

Reduced To £279,995

NEW PRICE Viewing is highly advised for this WELL PRESENTED THREE BEDROOM EXTENDED SEMI situated in a popular and SOUGHT AFTER residential area of Upper Armley. The property has been MAINTAINED & DECORATED to a good standard throughout and benefits from being EXTENDED TO THE GROUND FLOOR and having THREE RECEPTION ROOMS, DOUBLE GLAZING and GAS CENTRAL HEATING, making this an ideal purchase for a variety of buyers, particularly a growing family.

Briefly throughout and to the ground floor the property comprises of a HALLWAY with stairs rising to the first floor, a CLOAKROOM / WC with a modern white suite, a SITTING ROOM with a feature fireplace and hearth and a LOG BURNING STOVE, a LIVING ROOM, a DINING ROOM with ample space for a dining table and chairs, and a MODERN FITTED KITCHEN with a good range of cabinets, external access to the side garden, and a range of INTEGRAL KITCHEN APPLIANCES (electric double oven / grill, microwave, electric hob, extractor hood, dishwasher).

To the first floor there are TWO DOUBLE BEDROOMS, each of which have a range of FITTED WARDROBES providing useful storage and hanging space, a further SINGLE BEDROOM, and a SHOWER ROOM / WC with a modern white suite and a walk-in shower area with a glazed side screen and plumbed shower.

Externally the property has GARDENS TO THE FRONT & REAR. The rear garden is good size and has paved and decked seating areas and a lawn. A GATED DRIVEWAY provides useful OFF STREET PARKING

GROUND FLOOR:

Hallway:



Access via a part glazed front entrance door, double glazed window, stairs rising to the first floor, under-stairs storage cupboard

Cloakroom / WC:



Double glazed window, a modern white suite comprising of a low flush WC, wash basin set into a vanity unit, central heating radiator

Sitting Room:

Double glazed window overlooking the front garden, a fireplace and hearth with a log burning stove, central heating radiator, television point

Living Room:



A good sized living room, semi open to the dining room, modern inset fireplace, central heating radiator

Dining Room:



Double glazed window, central heating radiator, ample space for a dining table and chairs, semi open plan to the living room

Fitted Kitchen:



Double glazed windows to two aspects, a part glazed external door giving access to the garden, a modern range of fitted wall, drawer & base units work surfaces, an inset 1 1/4 bowl sink and drainer with a mixer tap, a range of integral kitchen appliances (electric double oven / grill, microwave, electric hob, extractor hood, dishwasher), space for an American style fridge / freezer, plumbing for an automatic washing machine, inset ceiling lights

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation, access to the loft space

Bedroom One:



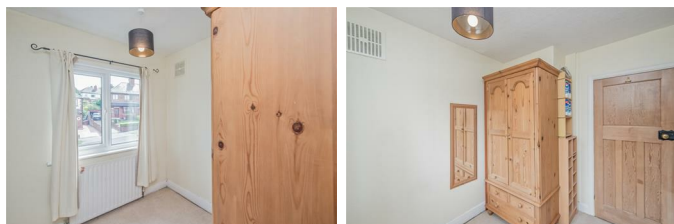
Double glazed window, central heating radiator, a range of fitted wardrobes providing useful storage and hanging space

Bedroom Two:



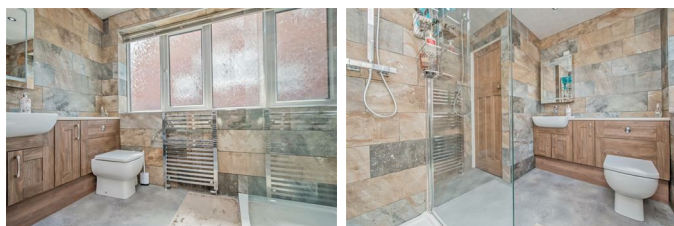
Double glazed window, central heating radiator, a range of fitted wardrobes providing useful storage and hanging space

Bedroom Three:



Double glazed window, central heating radiator

Shower Room / WC:



Double glazed windows, a modern white suite comprising of a wash basin and low flush WC set into a vanity unit, a walk-in shower area with a glazed screen and a plumbed shower, modern tiling, inset ceiling lights, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:



Off Street Parking / Gated Driveway / Single Detac

A gated driveway provides useful off street parking for several family sized cars and access to a single detached garage with an up and over door

Gardens:



The front garden is enclosed by a low wall with wrought iron railings and contains a variety of ornamental planting. The rear garden is a good size and has a paved seating area, a decked seating area with a pergola, a lawn, planted beds, a greenhouse, external lighting and an outside tap

Under-house Storage:

a good sized under-house storage room can be accessed from the rear garden / decked seating area

Council Tax Band & EPC Rating:

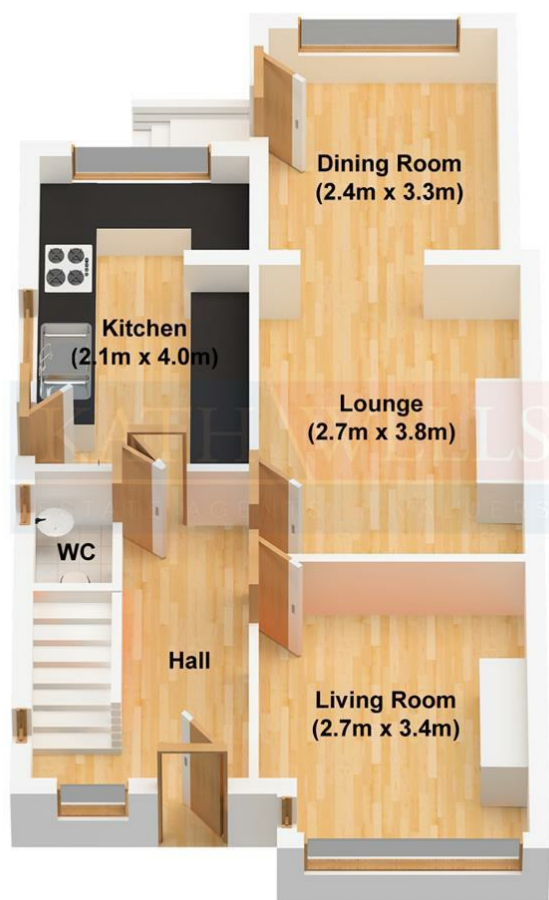
Council Tax Band: C / EPC Rating: D

EPC Link:

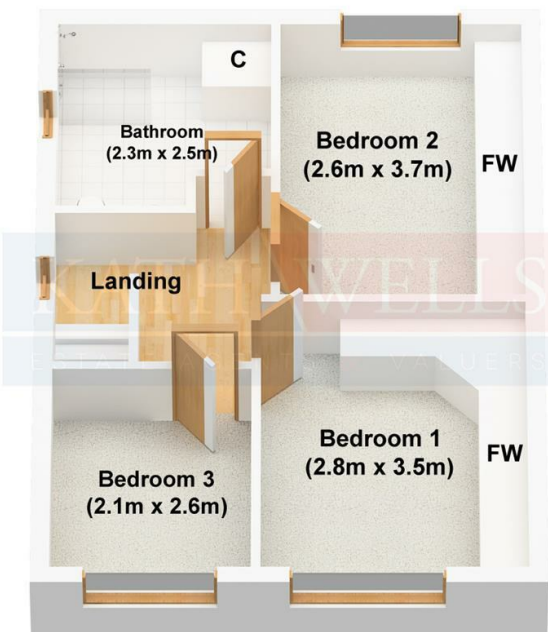
<https://find-energy-certificate.service.gov.uk/energy-certificate/0237-0207-5405-0208-2000>

Floor Plan

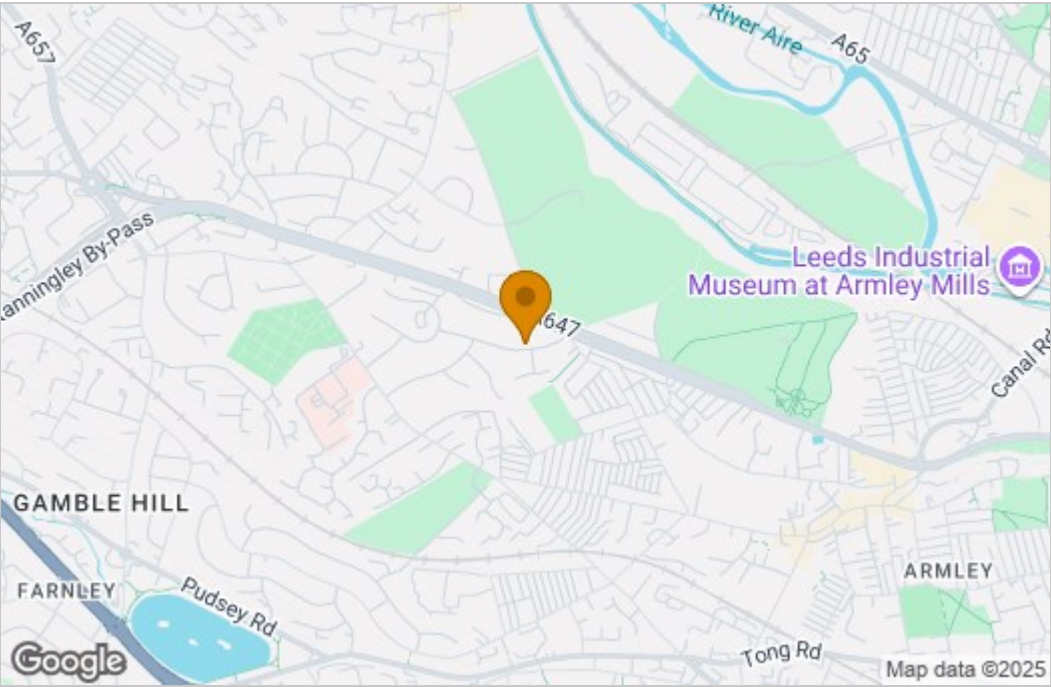
Proposed Ground Floor



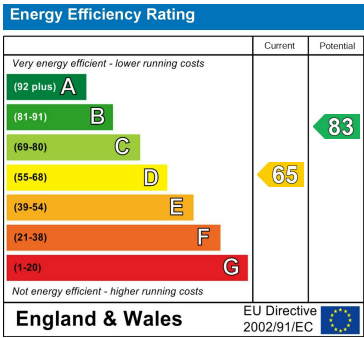
First Floor



Area Map



Energy Efficiency Graph



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