



61 Armley Grange Avenue Leeds



3 Bedroom House - Semi-Detached £299,995

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
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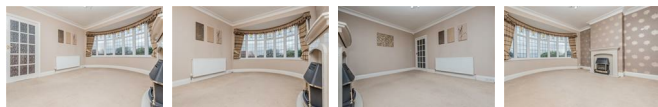
**61 Armley Grange Avenue, Upper
Armley, Leeds, West Yorkshire, LS12
3QN
GROUND FLOOR:**

Entrance Hallway:



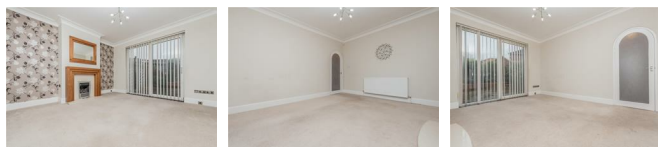
Access via a part glazed front entrance door, Double Glazed Window, stairs rising to the first floor, central heating radiator

Living Room:



Double glazed window, television point, central heating radiator, ample space for living room furniture

Dining Room:



Double glazed door opening onto the rear garden, central heating radiator, ample space for dining room furniture / dining table & chairs

Fitted Kitchen:



Part glazed door opening onto the rear garden, double glazed window, fitted wall, drawer & base units, work surfaces, inset sink & drainer with a mixer tap, extractor hood, plumbing for an automatic washer, ample space for a fridge / freezer

FIRST FLOOR:

Landing:

Access to first floor accommodation, access to the loft space

Bedroom One:



Double glazed window, central heating radiator, a range of fitted wardrobes, ample space for a range of bedroom furniture

Bedroom Two:



Double glazed window, central heating radiator, built in wardrobes / storage

Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath, a low flush WC, wash basin, a separate shower cubicle with a plumbed shower and glazed side screen

TO THE OUTSIDE:



Gardens:



The front garden is mainly laid to lawn and is mainly enclosed. The rear garden is a good size and is mainly paved and would provide a useful space for alfresco dining, the rear is also enclosed by fencing.

Off Street Parking / Driveway / Single Detached Ga



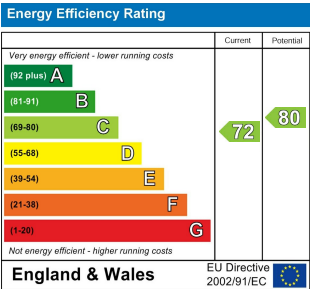
A driveway provides a useful off street parking for several family sized cars and access to a single detached garage which would be ideal for storage space or can be used for an additional car.

Council Tax Band & EPC Rating:

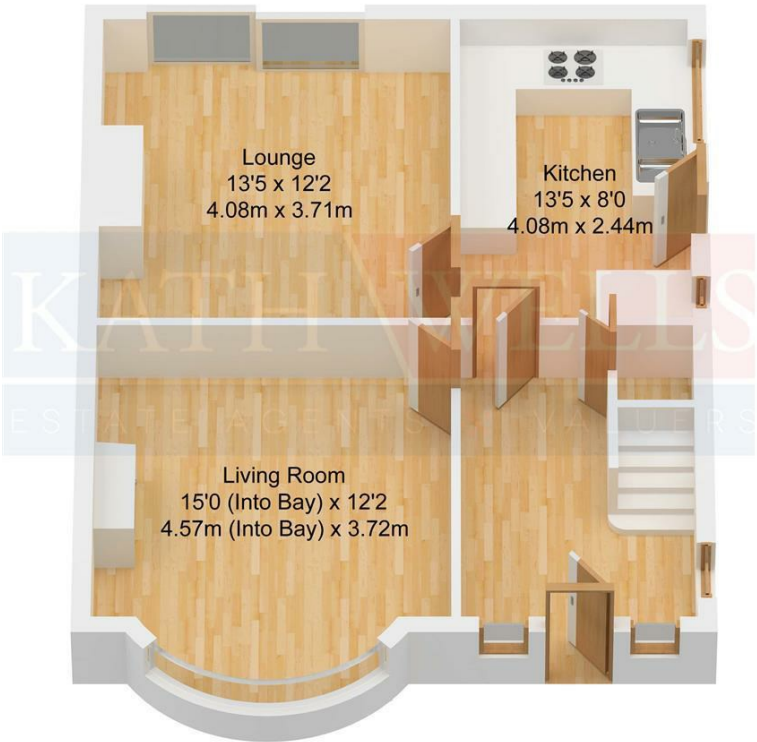
Council Tax Band: C / EPC Rating: C

EPC Link:

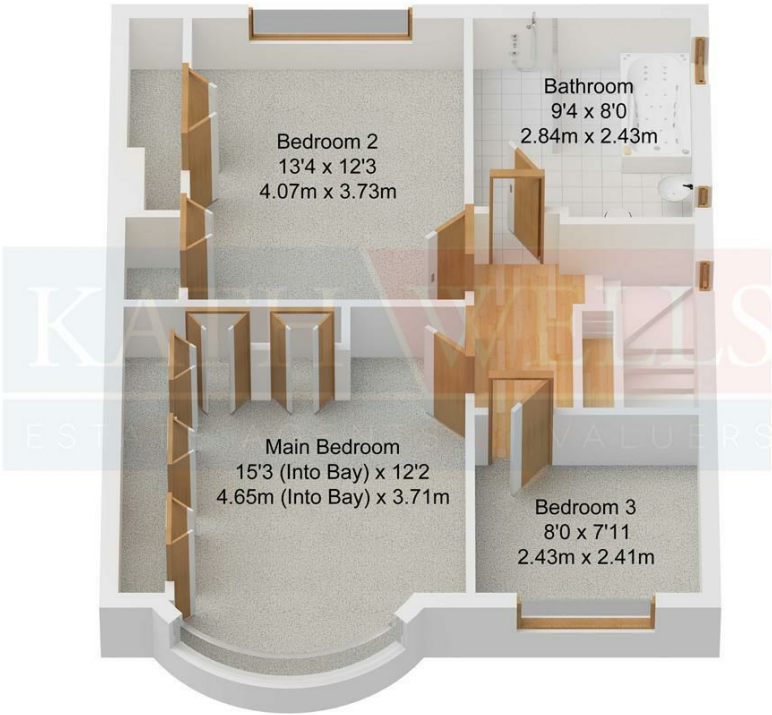
<https://find-energy-certificate.service.gov.uk/energy-certificate/0037-0207-5705-0305-2404>



Floor Plan



Ground Floor
Approx. 52.20 sqm.
(562.00 sqft.)



First Floor
Approx. 52.20 sqm.
(562.00 sqft.)

