



## 8 Armley Grange Rise, Leeds, LS12 3QD

Situated on a tranquil cul-de-sac, this delightful semi-detached house, recently renovated, could be your ideal home! The property boasts over 1,100 sq ft of living space, featuring a spacious open-plan kitchen and reception room. Three generously sized bedrooms and a beautiful house bathroom are situated on the ground floor, while a secluded fourth bedroom with an ensuite bathroom is located on the first floor.

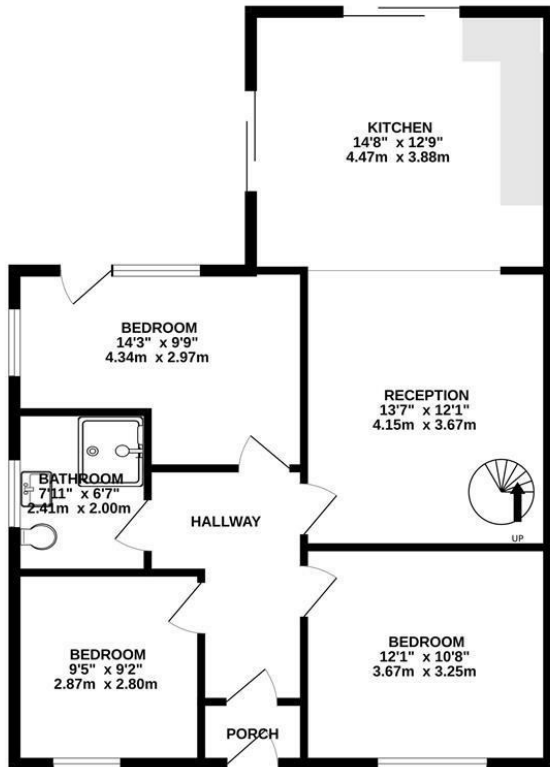
Externally, the property offers an attractive front lawn, a private driveway accommodating several cars, and a large garage at the rear. The three-tiered south-facing rear garden presents endless possibilities, with a shed and greenhouse already in place.

Armley Grange Rise enjoys proximity to Armley Grange School and Armley Park. Buses depart from less than 0.3 miles away, and local supermarkets are within 1 mile.

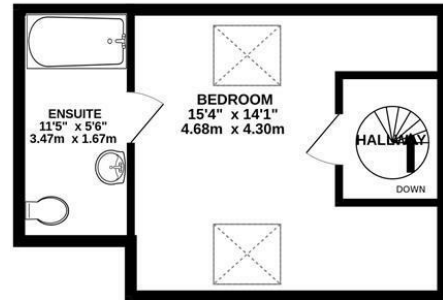
**£300,000**

- Newly Renovated
- Off Street Parking
- Four Bedrooms
- Two Bathrooms
- Large Garden
- Cul De Sac
- New Boiler
- Open Plan

GROUND FLOOR  
825 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR  
279 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Tel: