



Allerton Grange Vale, Leeds LS17 6LS

welcome to

Allerton Grange Vale, Leeds

A spacious family-friendly detached home offering three generous bedrooms, a bright kitchen/diner, and a versatile conservatory. Enjoy front and rear gardens, plus a driveway and garage for added convenience. Located in a highly desirable area, perfect for growing families.



Entrance Hall

Enter from the front into the hallway with stairs leading to the first floor.

Lounge

A spacious, bright and airy room having a feature fireplace, large bay window to the front and fully glazed doors to the rear leading to the conservatory.

Kitchen

The kitchen offers a good range of wall and base units with work surfaces incorporating a sink and drainer and there are spaces for all appliances. Additionally there is a pantry providing further storage space.

Dining Room

A great space for entertaining with space for a table and chairs.

Conservatory

With glazing to all sides overlooking the garden.

Bedroom One

A spacious double bedroom with fitted wardrobes and dual aspect windows allowing a good amount of natural light to flow through.

Bedroom Two

A double bedroom with space for free standing furniture.

Bedroom Three

A single bedroom with space for free standing furniture.

Bathroom

Fitted with a three piece suite comprising a bath with shower over, hand basin and wc.

Wc

A separate wc.

Outside

To the front of the property there is a small lawn and

a driveway to the side providing off street parking. To the rear the garden is predominantly South West facing, part paved with a lawn beyond and well established shrubs.

Garage

An integral garage perfect for storage.



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welcome to

Allerton Grange Vale, Leeds

- SPACIOUS DETACHED HOUSE
- THREE GOOD SIZE BEDROOMS
- KITCHEN/DINER
- CONSERVATORY
- FRONT & SOUTH WESTERLY FACING REAR GARDEN

Tenure: Freehold EPC Rating: E

Council Tax Band: D

offers in the region of

£450,000



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