



Allerton Grange Rise, Leeds LS17 6LG

welcome to

Allerton Grange Rise, Leeds

Three bedroom detached family home in a popular residential area. Benefiting from a large DRIVEWAY & GARAGE. Generous, attractive rear garden. Spacious accommodation throughout. Internal viewing a must!



Allerton Grange Rise Ground Floor

Entrance Porch

Door to the front and inner door leading to;

Hallway

A good sized hallway with stairs leading to the first floor, radiator and useful understair cupboard

Cloakroom

Access from hallway with a WC, sink with a small window to the front

Lounge

13' 7" x 13' 1" (4.14m x 3.99m)

A spacious lounge with feature fireplace, attractive flooring, large bay window to the front, built in recessed shelving, radiator, the lounge is open to the;

Dining Room

10' 1" x 13' 1" (3.07m x 3.99m)

A useful second reception room with neutral decor, radiator and patio doors leading out to the rear garden

Kitchen

10' 1" x 10' 8" (3.07m x 3.25m)

The fitted kitchen features a range of wall and base units, complimentary work surfaces over, tiled splash backs, sink unit with mixer tap. Space for fridge freezer, oven with gas hob over and extractor hood, plumbing for washing machine, radiator, window to the rear with views over the garden and door allowing access to the side.

First Floor

Landing

Stairs from the ground floor and window to the side

Bedroom One

12' 7" x 13' 1" (3.84m x 3.99m)

A good sized double bedroom with neutral decor, radiator, space for free standing furniture and large bay window to the front.

Bedroom Two

12' 4" x 10' 1" (3.76m x 3.07m)

Another good sized double bedroom with radiator and large picture window to the rear overlooking the garden.

Bedroom Three

7' 2" x 6' 8" (2.18m x 2.03m)

A good sized single room with useful fitted storage cupboard, radiator and window to the front

Bathroom

A spacious bathroom which comprises; Bath with shower over with screen, part tiled walls, vanity sink unit, WC, useful storage cupboard and window to side and rear

Garage

A good sized garage with electrics and housing the boiler. There is a door to the rear

Outside

To the front of the property there is a large driveway which also goes down the side of the property, providing ample off street parking.

To the rear there is an attractive, generous garden which is mainly laid to lawn with a patio area leading off the house. Established shrubs and borders.



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welcome to

Allerton Grange Rise, Leeds

- Three Bed Detached Family Home
- Large Driveway & Single Garage
- Generous Rear Garden
- Spacious Accommodation Throughout
- Popular Residential Area

Tenure: Freehold EPC Rating: D

offers over

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MRT106470 - 0007

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