



Armley Grange Oval, Leeds LS12 3QJ

welcome to

Armley Grange Oval, Leeds

Stylish 3-bed semi in a quiet cul-de-sac with a large garden, top-spec playset, conservatory, garage, and double driveway. Fully rewired, new radiators, serviced boiler, and a boarded loft with lighting and ladder. Move-in ready and perfect for families.



Property Information

Situated in a peaceful, family-friendly cul-de-sac on Armley Grange Oval, this beautifully presented semi-detached home offers an ideal blend of modern comfort and practical living. Featuring three spacious bedrooms, a contemporary bathroom, and a bright conservatory, the property is perfect for families seeking space and style. The extensive rear garden is a standout feature, thoughtfully designed with multiple areas for relaxation and entertaining, and includes a large, high-quality professionally installed playset—fitted just last year—for children to enjoy. A garage and double driveway provide ample parking, while the fully boarded loft space, complete with mains-connected lighting and a newly fitted folding ladder, offers abundant, easily accessible storage. The home also benefits from a full electrical rewire with a high-specification consumer unit, and a regularly serviced boiler with all radiators replaced within the last five years, ensuring peace of mind and energy efficiency throughout.

Large Entrance Hall

Large entrance hall featuring understair storage, tiled flooring, a radiator, feature stained glass windows either side of the front door and two double glazed window to the front.

Dining Room

12' 3" max x 12' max (3.73m max x 3.66m max)
Dining room with a double glazed bay window to the front, radiator, feature fireplace, laminate flooring and ceiling spotlights.

Lounge

13' 3" max x 11' 9" max (4.04m max x 3.58m max)
Lounge with solid wood flooring, radiator, ceiling spotlights, and a dual fuel burner for a cosy focal point. Beautiful bevelled glass multi-paned french doors through to the sun room.

Kitchen

14' 3" max x 8' 3" max (4.34m max x 2.51m max)
The kitchen features french doors and a double glazed window to the side, a large double glazed window to the rear which frames the view of the garden beautifully, integrated double oven, dishwasher and fridge freezer, complemented by a tiled floor and spotlights

Downstairs Wc

The downstairs WC includes a patterned double glazed window to the side, a compact cistern flush WC, basin and a radiator.

Conservatory

10' 5" max x 9' max (3.17m max x 2.74m max)
The conservatory benefits from full-height windows which offer an ever-changing view to the garden and wildlife, carpet flooring and a radiator, offering a comfortable space all year round.

Landing

The landing and stair is carpeted and features a frosted double glazed window to the side, with access to the loft with recently installed raised boarded floor and underfloor insulation, via an easily operated pulldown ladder.

Bedroom One

12' 5" max x 11' 9" max (3.78m max x 3.58m max)
Bedroom One is a spacious double room featuring a double glazed bay window to the front and solid wood flooring.

Bedroom Two

13' 4" max x 11' 9" max (4.06m max x 3.58m max)
Bedroom Two is a well-proportioned double room featuring a double glazed window to the rear, a radiator, and laminate flooring.

Bedroom Three

8' 2" max x 7' 8" max (2.49m max x 2.34m max)
Bedroom Three is a single room with laminate flooring, a radiator, and a double glazed window to the front.

Bathroom

10' 5" max x 7' 8" max (3.17m max x 2.34m max)
The bathroom features a bath with shower over, a hot water heated towel rail, tiled flooring and walls, spotlights, an extractor fan, and a frosted double glazed window to the rear.

Front Garden

The front garden features a block paved driveway which can easily accommodate three vehicles, gated side access leading to the rear and front access to the garage.

Rear Garden

The rear garden is set on a generous corner plot and features two levels of decked areas, a patio and extensive lawn. There is a shed and additional storage below the house, accessible below the conservatory. Access to the rear of the garage via a newly fitted door. Hedged borders and a high degree of privacy.



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Armley Grange Oval, Leeds

- 3 bedrooms
- Garage and double driveway
- Large rear garden with playset
- Conservatory
- Modern bathroom

Tenure: Freehold
EPC Rating: Awaited
Council Tax Band: C

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY115962 - 0004

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