



Stoneacre  
Properties



## Armley Grange Avenue

Leeds, LS12 3QN

£230,000



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## Entrance

Entering the property you are welcomed into the front porch which continues into the entrance hallway offering access throughout the ground floor.

## Lounge

Formal lounge is laid to carpet with bay window to the front elevation of the property. The room offers ample space for seating and is complete with a fireplace.

## Dining Room

Second reception room looks out over the rear garden and is again laid to carpet with built in storage to the alcoves.

## Kitchen

Extended kitchen is a galley style kitchen made up of wall and base units comprising sink with drainer, the sale will include, washing machine, fridge, range cooker. Rear door leads out to the garden.

## Bedroom 1

Large double bedroom with bay window to front elevation of the property. Fitted wardrobes with sliding doors.

## Bedroom 2

Second large double bedroom overlooking the rear garden.

## Bedroom 3

Third single bedroom also ideal for a home office.

## Bathroom

Main bathroom comprising shower, toilet and sink.

## External

Externally, the property boasts a front driveway and front garden laid to lawn and to the rear a spacious rear garden laid to lawn with a raised decked area.



## Road Map



## Hybrid Map



## Terrain Map



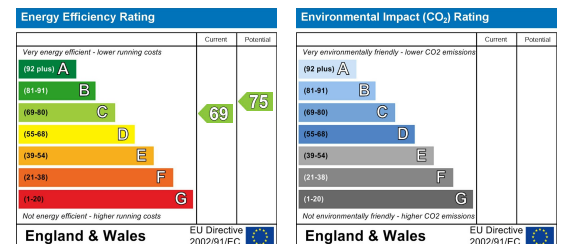
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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